RESIDENTIAL LAND AND HOUSING SURVEY

1989, December 31

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

RESIDENTIAL LAND SURVEY

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INTRODUCTION

"Residential Land and Housing Surveys" for Calgary have been prepared annually by the Planning & Building Department since 1971. Except for the 1978 survey (which was not released because of the uncertainty over the status of lands approved for annexation to the City), these surveys have been published and made available to the public.

These reports have been designed to maintain year to year continuity allowing comparative historical analysis. However, as and when required, revisions have been made to the report to respond to changes in land use by-law designations and to adjust from Transportation Zones to Community Districts. The scope of the report has been expanded and the format changed substantially to ease computerized production.

Although the information contained in the report is generally either for 1989 (January 1 to December 31) or for the five year period from 1985 to 1989 inclusive, further information is available back to 1971. Much of this information has been computerized and inquiries for further information will be considered. As a further note, information from the Calgary Civic Census is as of April each year; therefore, the census information may not coincide with the December 31 year end for this report.

The present report includes the following information:

1. Vacant Land with a Residential Use Potential in the Peripheral Areas, 1990 January 01, and the Estimated Population Capacity of All Residential Lands.

2. Residential Subdivision Plans Registered During 1989.

3. Residential Sites on Which Construction Started in 1989.

4. Vacant Residential Sites Inventory, 1989 December 31.

5. Calgary Housing Statistics, 1985-1989.

6. Building Permit Statistics, 1985-1989.

SUMMARY

The purpose of this report is to present information on residential land reserves, the population capacity of all lands with a residential potential (not including the 1989 annexation area), subdivision activity, land absorption, an inventory of vacant residential sites and an overview of relevant housing and building permit statistics for Calgary.

1. Vacant Land With A Residential Use Potential

The inventory of vacant land with residential use potential in the peripheral areas is shown by area on Table 2. The summary of this survey shows the following land inventory in Calgary's residential growth corridors (gross acres):

Land not yet approved for development:	5,510 acres
Land for which planning studies are underway:	2,650 acres
Land in areas with approved planning studies:	10,246 acres
Total vacant area with residential use potential:	18,406 acres

The above figures reflect the broad land supply picture. This report does not consider local factors (e.g., site servicing) which may affect the exact timing of the development of a particular piece of property. Furthermore, the land supply figures represent areas estimated to be available for residential use only, after deductions for future major parks, high school sites, freeways, expressways and major commercial developments. Work related to determining short and long term residential land demand estimates has been undertaken as part of the Long and Short-Term Growth Management Strategies.

Effective as of 1989 July 01, an additional 39,000 acres of land has been annexed to the City. However, these lands include environmentally sensitive areas, floodways, land requirements for future roadways, commercial/industrial/residential developments, parks and school sites. Land areas specifically for residential development will be identified through future planning studies.

2. Potential Population Capacity of Residential Land

The potential population capacity of the unsubdivided, vacant land (all categories) in peripheral areas with a residential land use potential has been estimated at approximately 294,500 (Refer to Table 2).

The total population potential on all residential lands (unsubdivided, vacant land; vacant, subdivided parcels; and, sites likely to redevelop within the Downtown, Inner City and Inner Suburbs) has been estimated at approximately 418,500 (Refer to Table 2).

3. Residential Plans Registered - 1989

During 1989, the registration of plans covered 572 net residential acres through the subdivision of 1,018 gross acres of raw residential land. The

total gross area subdivided in 1989 was 33.8 percent higher than the 761 acres subdivided in 1988 (Refer to Table 3).

In the low density R-1 and R-2 districts, 4,072 lots (500 net acres) were registered in 1989, reflecting a 33.9 percent increase over 1988. In the multiple-dwelling districts, 8 lots (7.0 net acres) were registered (Refer to Table 4). As in the previous five years, the Northwest Area had the largest share of new residential subdivisions, providing 354 gross acres, or 34.8 percent of Calgary's total. Second was the Southeast with 217 gross acres, or 21.3 percent of the City's total (Refer to Table 5).

4. Residential Land Absorption - 1989

Residential land absorption can be measured by the number of sites and net acreage on which residential construction started. The present survey recorded 3,701 starts on R-1 lots, covering 482 net acres, compared to 2,243 starts on 299 net acres in 1988. In the R-2 category, 1,147 starts occurred on 103 net acres, compared to 674 starts on 63 net acres in 1988. In total during 1989, 657 net acres were absorbed by residential building starts, which is a 56.0 percent increase from the 421 net acres absorbed in 1988 (Refer to Table 7). As in every year since 1982, building activity was greatest in the Northwest Area, where residential construction starts have been recorded on 217 net acres, representing 33.0 percent of the City's total. The second most active area was the Southwest, with 15.8 percent of the total starts (Refer to Table 8).

5. Vacant, Subdivided Residential Sites Inventory - 1989 December 31

The vacant, subdivided residential sites inventory as of 1989 December 31 was 807 net acres, compared to the previous year's 1,008 net acres. The combined area of R-1 and R-2 vacant sites decreased by 17.8 percent from 582 to 478 net acres. The multi-dwelling vacant sites area decreased by 21.6 percent from 171 to 134 net acres (Refer to Table 11).

The largest share (202 net acres or 25.0 percent of the city's vacant site inventory) was found in the Northwest Area, followed by the Central (133 net acres or 16.5 percent) (Refer to Table 12).

6. Housing Units Completed and Under Construction - 1989

The Canada Mortgage and Housing Corporation's statistics show that during 1989, 5,014 dwelling units were completed in Calgary compared to the 3,895 completions in 1988. The number of dwelling units under construction as of 1989 December 31 was 2,866 compared to 1,590 units a year earlier (Refer to Table 14).

7. Calgary's Housing Stock Inventory - 1989 April

The existing housing stock in Calgary is measured annually by the civic census (relevant information is shown in Table 15). The figures reveal that, as of 1989 April, Calgary had 264,941 dwelling units, a net increase of 3,509 units over the 1988 inventory. The increase was largest within the single family category, with a growth of 3,346 units. The net increase

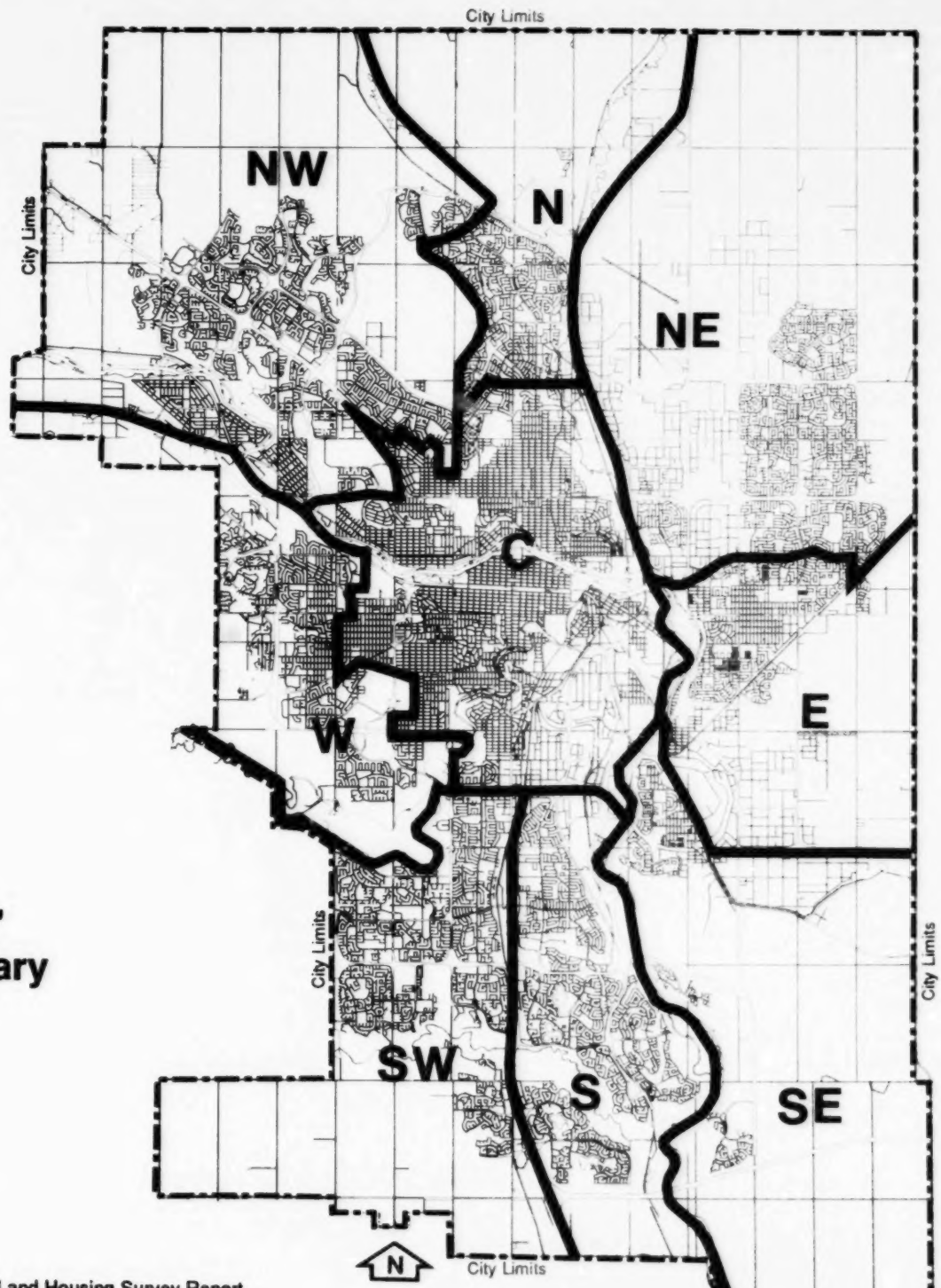
was affected by losses of units in categories other than single family. The total number of vacant dwelling units was 7,648 equivalent to an overall vacancy rate of 2.90 percent, compared to 3.76 percent in 1988. The lowest vacancy rate (1.24 percent) occurred in the single family category.
(**NOTE:** The vacancy rates given here should not be confused with those produced by C.M.H.C. for apartments, which are not based on a total survey).

8. Annual Changes in Calgary's Housing Stock

The net year to year changes in Calgary's housing stock composition from 1985 to 1989 are shown on Table 16 by City Sector, broken into the categories of single family, duplex, multi-family (apartment and row) and other (including converted, mobile home and other). The information reflects the predominance of single family dwelling construction, particularly in the Northwest and Southeast, with increased activity in the remaining City Sectors. The "other" dwelling unit category reflects a decline, particularly in converted structures.

9. Building Permit Statistics - 1989

Building permit applications in 1989 are one indicator of probable 1990 construction activity, since building permits remain valid for a 6 month period and construction does not necessarily take place in the year that the permit is released. The total number of applications for new residential units in 1989 was 6,095, of which 5,525 (91 percent) were for single family dwellings (Refer to Table 17). By comparison, the total number of applications for new residential units in 1988 was 3,702.



Map 1
"Areas"
of Calgary
1989

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1989, December 31

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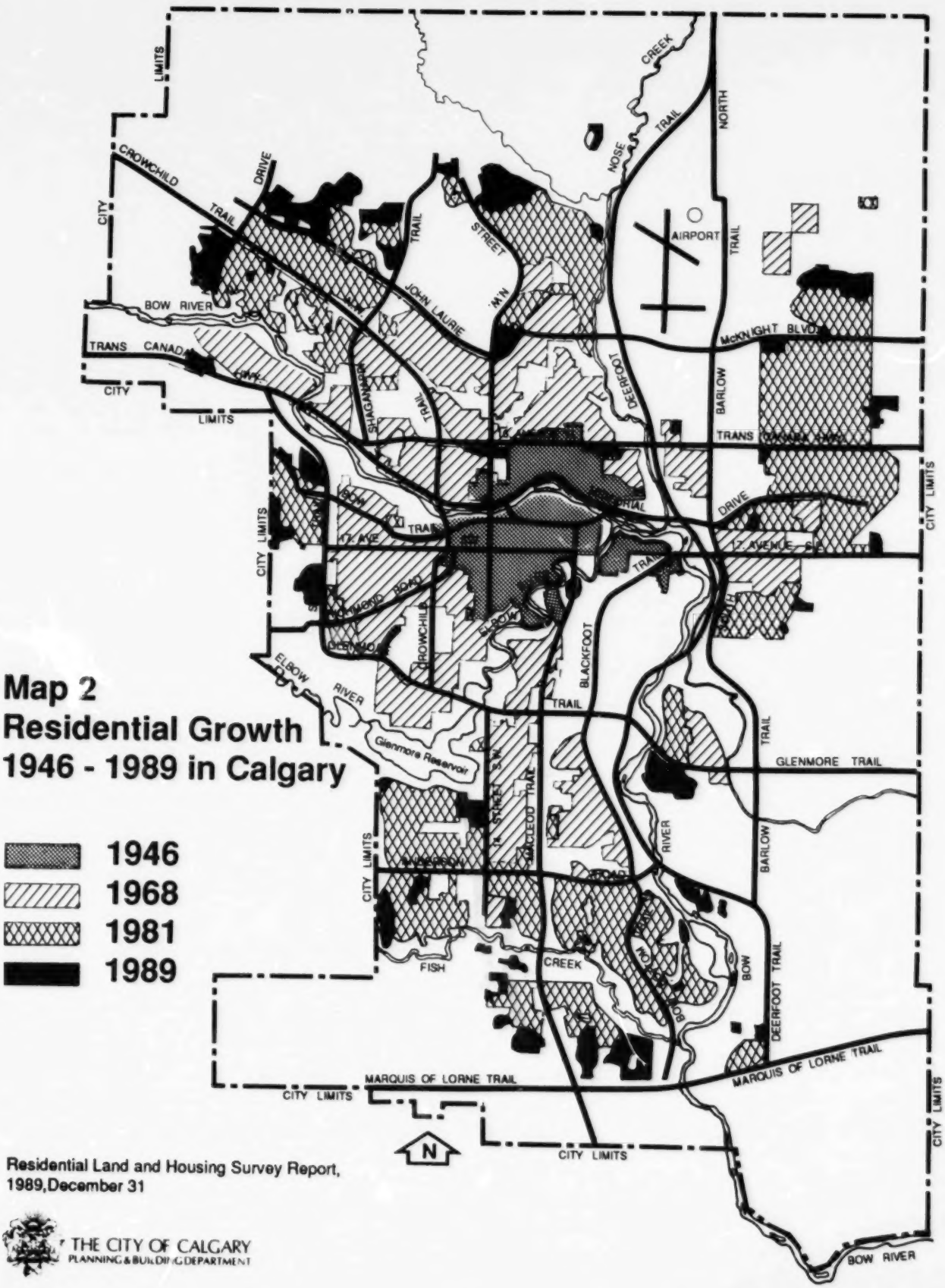
Map 2
Residential Growth
1946 - 1989 in Calgary
1946
1968
1981
1989
CITY LIMITS
CROWCHILD TRAIL
BOW RIVER
TRANS CANADA HWY
JOHN LAURIE BLVD
SHAGANAPPI TRAIL
MACLEOD TRAIL
STREET S.W.
DEERFOOT TRAIL
NOSE CREEK
NORTH
AIRPORT
McKNIGHT BLVD
BARLOW TRAIL
16 AVENUE N.E.
17 AVENUE S.E.
CROWCHILD TRAIL
ELBOW DRIVE
ELBOW RIVER
BLACKFOOT TRAIL
GLENMORE TRAIL
Glenmore Reservoir
FISH CREEK
MARQUIS OF LORNE TRAIL
N
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METHOD

I. VACANT LAND WITH RESIDENTIAL USE POTENTIAL AND THE ESTIMATED POPULATION CAPACITY OF ALL RESIDENTIAL LAND

The information in this report relating to the location and quantity of vacant, unsubdivided future residential land, within the City of Calgary as of 1990 January 1, is based on information from the Short-Term Growth Management Strategy and information available in appropriate area structure plans. It includes all land within residential growth corridors, either currently used for agricultural purposes or vacant, and which has not yet been subdivided or developed in any way. The figures given are gross estimates without taking into account land ownership or physical development constraints, unless significant. Accordingly, some of the land may, on closer inspection, prove to be unsuitable for residential development. Furthermore, the price at which the land is being marketed, the intentions of the owner with respect to development and a variety of other factors which tend to have an effect on whether it will be available for development have not been considered. Requirements for future major parks, high school sites, freeways, expressways and major commercial developments are excluded from these estimates. The City has been broken down into nine geographic "Areas" (City Sectors) as shown on Map 3.[1]

The population potential of all vacant, unsubdivided land has been calculated using the factor of 16 persons per gross acre. This density factor was determined through research undertaken as part of the Long-Term Growth Management Strategy and reflects average densities currently being achieved in existing suburban communities. Should community specific density factors be used, as was done in the Short-Term Growth Management Strategy, a different population potential would result.

The total population potential of all residential land was calculated using the following:

1. The population potential of all vacant, unsubdivided land at 16 persons per gross acre;

2. The population potential of all vacant, subdivided parcels was calculated using the most common dwelling unit type in each Land Use District (i.e. single family for R1, apartments for RM-4 and above, etc.) and current occupancy rates; and

3. The population potential through redevelopment within the Downtown, Inner City, Inner Suburbs and major redevelopment sites (LRT Corridors, Tom Campbell Hill, Fire Park and Lincoln Park) was based on existing approved policy documents, vacant sites available and the expected amount of redevelopment within the next 20 years. The population potential generated is significantly less than the maximum population potential (i.e. if every

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[1] All maps showing "Areas" (City Sectors) were modified in 1985 to comply with those sectors used in the Long and Short-Term Growth Management Strategies. "Area" related historical statistics have been adjusted according to new boundaries and most information in this report is generated by geographic "Area" (City Sector).

site redeveloped to the maximum under the provisions of the Land Use By-Law).

II. RESIDENTIAL SUBDIVISION PLANS REGISTERED DURING 1989

A list was prepared of those subdivision plans in Calgary that were registered in the Land Titles Office during 1989. From this list, plans for residential subdivisions were identified and assembled by Community Districts and Areas (Map 4). The following information was then retrieved for each residential subdivision from the plans and from the Assessment Department's database.

1. Registered residential subdivision plan numbers. These are not shown in this report but are available if requested.

2. Gross subdivision area and total number of registered units.

3. The number and net acreage of residential sites only, by the following land use designation categories:[2]

   a. R-1 Single Detached Residential District (including the RR-1 District),

   b. R-2 Low Density Residential District (including all R-2 Districts),

   c. RM-1 and RM-2 Low Density Multi-Dwelling Districts,

   d. RM-3 Medium Density Multi-Dwelling District,

   e. RM-4 Medium Density Multi-Dwelling District (including all RM-4 Districts),

   f. RM-5 Medium Density Multi-Dwelling District, and

   g. All other residential and associated use districts.

4. Total number of acres of residential sites.

5. The number and acreages of reserves.

The "gross subdivision area" consists of the total acreage and total number of sites which were registered or covered by a plan, including residential lots, streets, lanes, reserves, school grounds and some small non-residential sites. The source of this information is the Alberta Land Surveyor's notation on the plan, while the "residential only" figures were taken from the Assessment Department's database and refer solely to the residential and associated use lots. The number and acreage of reserves are obtained directly from the plans.

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[2] Land use designations have been established by the City of Calgary Land Use By-law #2P80 which superseded the Development Control By-law 8600 as of 1980 March 31. To provide comparable statistics, previous years' data related to land use classifications have been converted into corresponding land use designations.

III. RESIDENTIAL SITES ON WHICH CONSTRUCTION STARTED IN 1989

The Assessment Department's database records the year when any form of construction was first assessed on a lot. This information and field survey checks were used to list the number and the acreage of those residential properties on which construction started in 1989. This information has been summarized by Land Use Districts, by Areas (City Sectors) and by Community Districts.

IV. THE VACANT RESIDENTIAL SITES INVENTORY

The information provided in this section was assembled from the Assessment Department's database and adjusted by field surveys. Parcels identified as "Vacant Residential" or "Vacant Apartment"[3] sites according to the Assessment Classification Code[4] and having no recorded building assessment were retrieved with the following information shown:

1. the legal description,
2. the location address,
3. the assessment classification code number,
4. the community district names,
5. the area of the site, and
6. the roll number identifying each property.

Vacant residential sites are shown by Community Districts (1989) and summarized by "Areas" (City Sectors) and by City total. Through a screening process, numerous properties were discarded from the original list despite having the appropriate assessment classification because of the size, topography, location or other qualities which prohibit their development for residential purposes. The number and acreage of vacant parcels are grouped in the same land use classification categories as in Section 2 above.

The parcels included in the list represent residential parcels which are part of a registered subdivision plan and available for building.

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3 Multi-dwelling structures having four suites or more are classified as "Apartments" while other residential structures are classified in the "Residential" group. In a broader sense, both categories are residential.

4 The Assessment Classification Code is a specification of land and building according to ownership (general, tax exempt, City) and type of property. The system was originally designed to serve assessment and taxation purposes.

V. CALGARY HOUSING STATISTICS, 1985-1989

Housing and building permit statistics are presented on four tables:

1. Dwelling units completed and under construction, 1985-1989 (Table 14).

2. An inventory of existing dwelling units, vacancy and occupancy rates by structure type, 1985-1989 (Table 15).

3. The year to year changes of the dwelling unit inventory by City Sector and structure type, 1985-1989 (Table 16).

4. Building permit applications for new residential units by City Sectors, 1988 to 1989 (Table 17).

Dwelling unit completions and units under construction are from the "Monthly Housing Statistics" and the annual "Canadian Housing Statistics" reports, published by the Canada Mortgage and Housing Corporation. The source of the dwelling units inventory is the Calgary Civic Census. Building permits are from the Planning & Building Department's Building Permit System.

THE SURVEY

I. VACANT LAND WITH RESIDENTIAL USE POTENTIAL AND THE ESTIMATED POPULATION CAPACITY OF ALL RESIDENTIAL LANDS

The present land inventory, as of 1990 January 01, contains 10,246 gross acres of unsubdivided land in peripheral areas with approved planning studies, as shown on Tables 1 and 2. Table 1 summarizes the availability of land with approved planning studies since 1982 January 01. Table 2 summarizes all vacant land with a residential potential including land not approved for development and land for which planning studies are underway.

TABLE 1 - Residential Land Reserve Available in Peripheral Areas with Approved Planning Studies, 1982-1990 January 1

1982 January 01	10,260 gross acres
1983 January 01	9,804 gross acres
1984 January 01	10,575 gross acres
1985 January 01	11,295 gross acres
1986 January 01	10,890 gross acres
1987 January 01	12,130 gross acres
1988 January 01	12,261 gross acres
1989 January 01	12,131 gross acres
1990 January 01	10,246 gross acres

Residential Land Reserve in Peripheral Areas

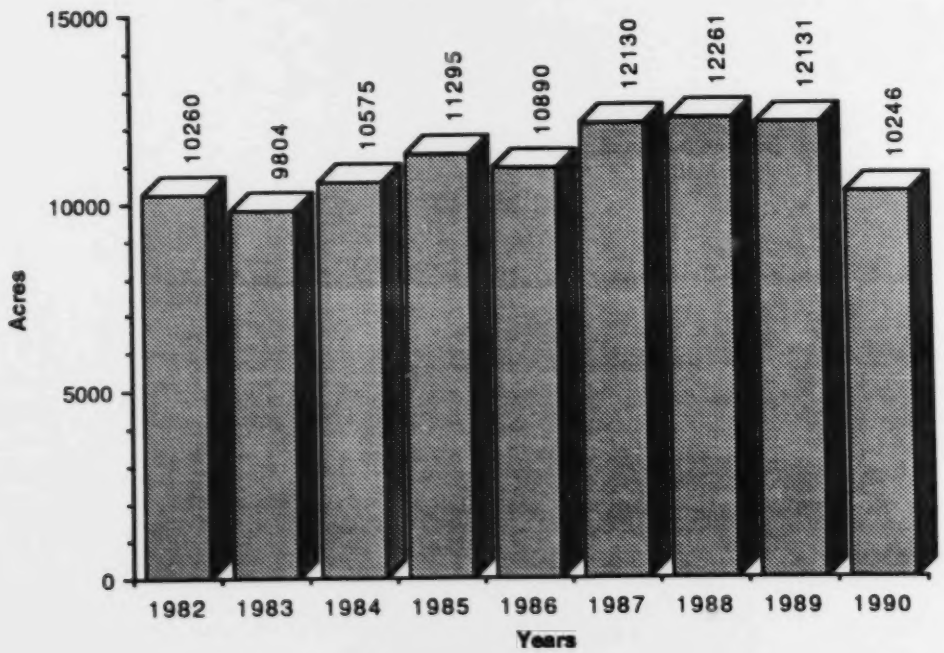


TABLE 2 - Vacant Land with a Residential Use Potential and the Estimated Population Capacity of All Residential Lands

Part A)

Vacant Land in Peripheral Areas with Residential Potential, by Sector[5]

Areas	Total Potential Residential Land[6]	Land Not Approved For Development	Land For Which Planning Studies Are Underway[7]	Land in Areas With Approved Planning Studies[8]
NW	3,765[9]	-	1,107	2,658
N	2,276	-	1,186	1,090
NE	1,709	-	-	1,709
E	207	-	-	207
SE	6,685	3,753	-	2,932
S	533	-	-	533
SW	2,406	1,757	357	292
W	825	-	-	825
TOTAL	18,406	5,510	2,650	10,246

---

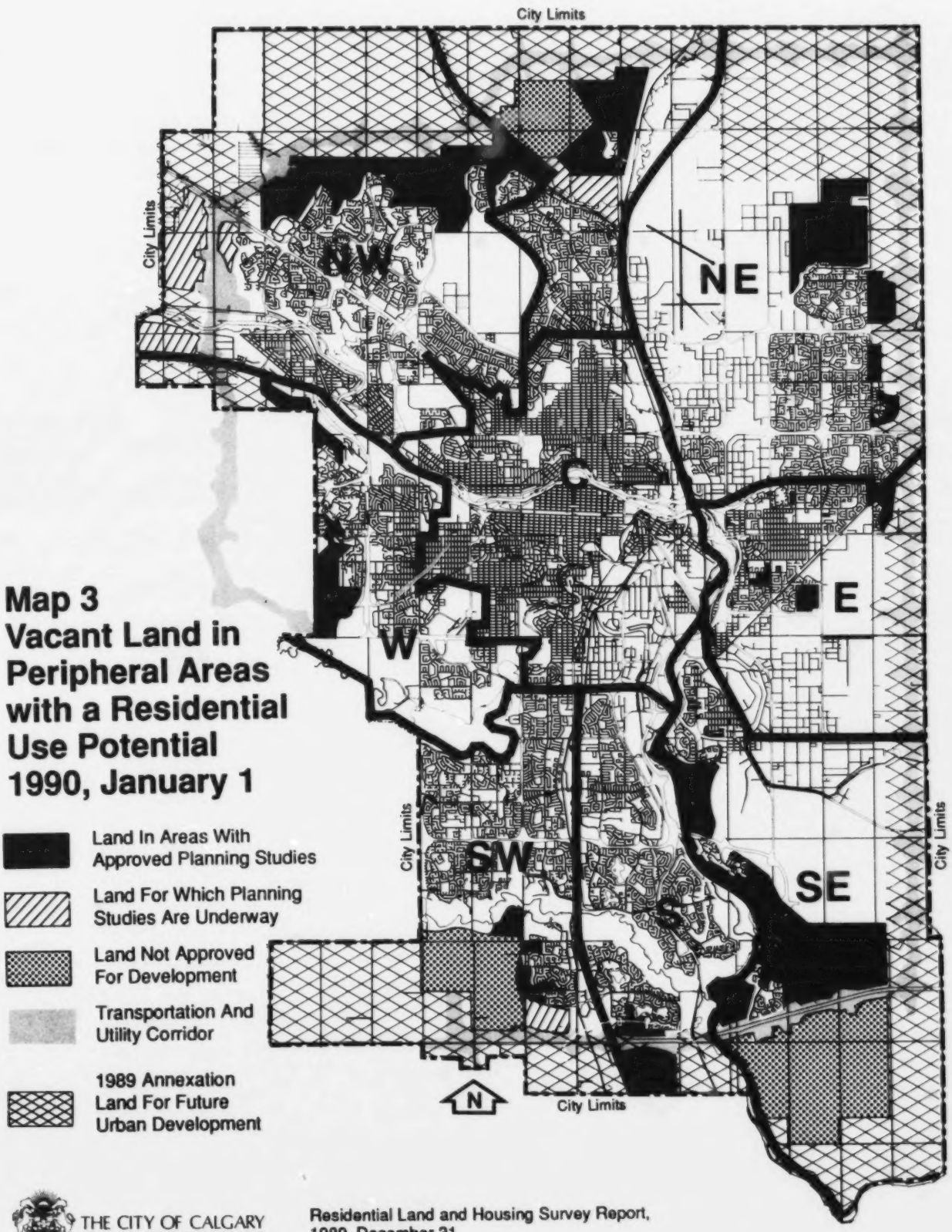
5 The information provided in Table 2 does not include the 39,000 acres annexed to the City of Calgary as of 1989 July 01. This land area will be reflected in subsequent reports and is shown as land for future urban development on Map 3.

6 Excludes major environmentally sensitive areas, floodways, land requirements for future major parks, high school sites, freeways, expressways and major commercial developments. The estimates of vacant residential land are taken directly from the Short-Term Growth Management Strategy with adjustments for differences in area boundaries.

7 It should not be assumed that lands referred to in this column are free of constraints. This will not be determined until each area structure plan is completed and approved by City Council.

8 Not all of these lands have municipal services in place. Service related information and detailed land estimates by sector are available from the Short-Term Growth Management Strategy.

9 The boundaries of the Residential Land Survey and the Short-Term Growth Management Strategy are different. In the STGMS, MacEwan and Sandstone Valley have been included within the North Sector rather than the Northwest Sector as in this report.



Map 3
Vacant Land in Peripheral Areas with a Residential Use Potential
1990, January 1

- Land In Areas With Approved Planning Studies
- Land For Which Planning Studies Are Underway
- Land Not Approved For Development
- Transportation And Utility Corridor
- 1989 Annexation Land For Future Urban Development

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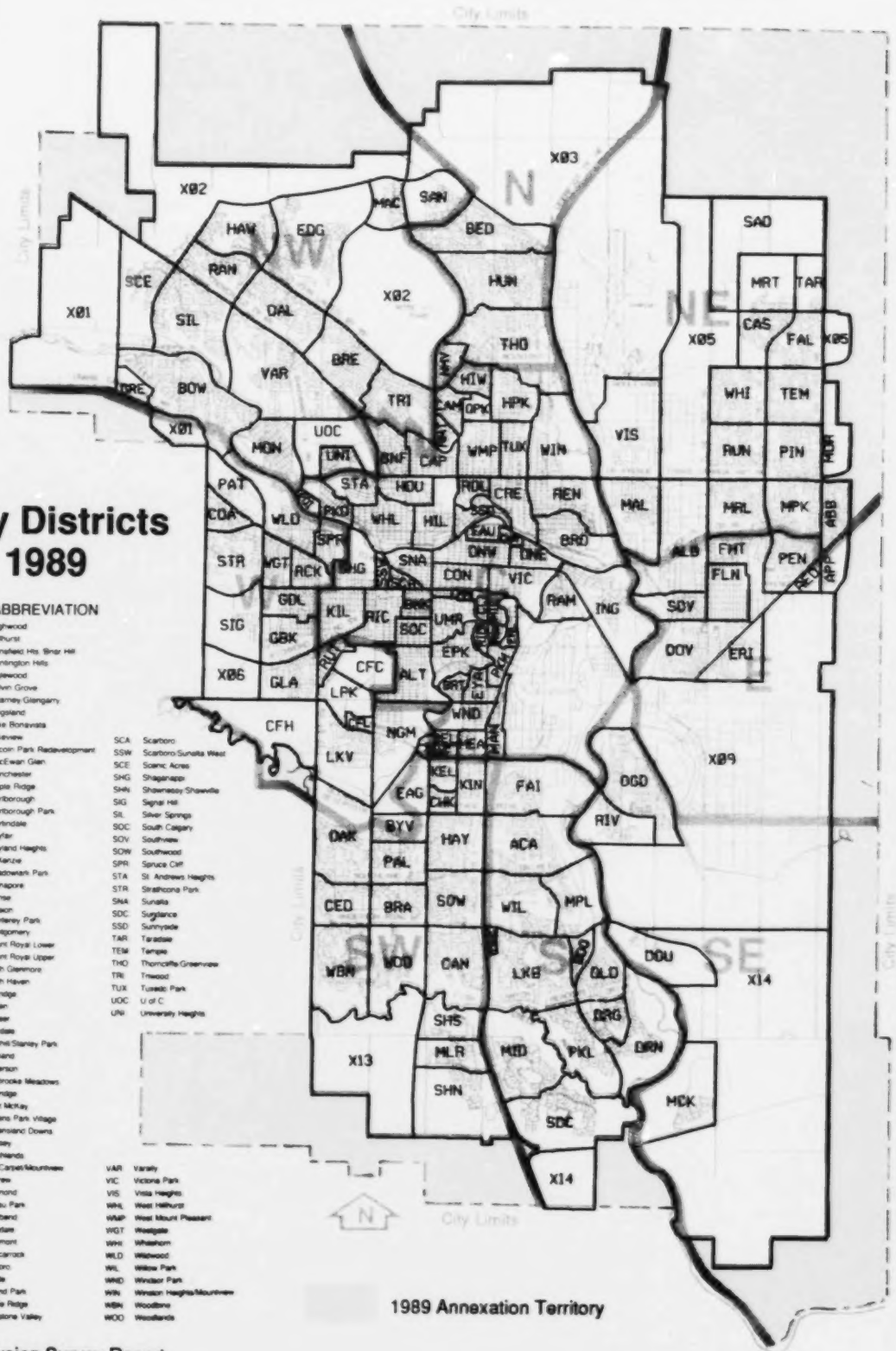
Map 4
Community Districts of Calgary, 1989



ABC COMMUNITY NAME ABBREVIATION

ABB	Abbeydale	HIW	Highwood
ACA	Acadia	HIL	Hillhurst
ACE	Ace	HOU	Hounsfield Hts. Briar Hill
ALB	Albert Park Radisson Heights	HUN	Huntington Hills
ALT	Altadore	ING	Inglewood
APP	Applewood Park	KEL	Kelvin Grove
BNF	Banff Trail	KIL	Killarney/Glengarry
BNK	Bankview	KIN	Kingsland
BYV	Bayview	LKB	Lake Bonavista
BED	Beddington Heights	LKV	Lakeview
BEL	Bel-Aire	LPK	Lincoln Park Redevelopment
BDO	Bonavista Downs	MAC	MacEwan Glen
BOW	Bowness	MAN	Manchester
BRA	Braeside	MPL	Maple Ridge
BRE	Brentwood	MRL	Marlborough
BRD	Bridgeland-Riverside	MPK	Marlborough Park
BRT	Britannia	MRT	Martindale
CAM	Cambrian Heights	MAF	Mayfair
CAN	Canyon Meadows	MAL	Mayland Heights
CAP	Capitol Hill	MCK	McKenzie
CAS	Castleridge	MEA	Meadowlark Park
CED	Cedarbrae	MID	Midnapore
CFC	CFB* (Currie)	MLR	Millrise
CFH	CFB* (Harvey)	MIS	Mission
CFL	CFB* (Lincoln Park PMQ)	MOR	Monterey Park
CHN	Chinatown	MON	Montgomery
CHK	Chinook Park	LMR	Mount Royal Lower
CLI	Cliff Bungalow	UMR	Mount Royal Upper
COA	Coach Hill	NGM	North Glenmore
CON	Connaught	NHV	North Haven
CRE	Crescent Heights	OAK	Oakridge
DAL	Dalhousie	OGD	Ogden
DRG	Deer Ridge	PAL	Palliser
DRN	Deer Run	PKD	Parkdale
DOU	Douglasdale Estates	PKH	Parkhill/Stanley Park
DOV	Dover	PRL	Parkland
DNE	Downtown East	PAT	Patterson
DNW	Downtown West	PEN	Penbrooke Meadows
EAG	Eagle Ridge	PIN	Pineridge
EAU	Eau Claire	POI	Point McKay
EDG	Edgemont	QPK	Queens Park Village
EPK	Elbow Park	QLD	Queensland Downs
EYA	Elboya	RAM	Ramsay
ERI	Erin Woods	RAN	Ranchlands
ERL	Erlton	RED	Red Carpet/Mountview
FAI	Fairview	REN	Renfrew
FAL	Falconridge	RIC	Richmond
FHT	Forest Heights	RID	Rideau Park
FLN	Forest Lawn	RIV	Riverbend
GLA	Glamorgan	RDL	Rosedale
GBK	Glenbrook	RMT	Rosemont
GDL	Glendale	RCK	Rosscarrock
GRE	Greenwood/Green Briar	ROX	Roxboro
HAW	Hawkwood	RUN	Rundle
HAY	Haysboro	RUT	Rutland Park
HPK	Highland Park	SAD	Saddle Ridge
		SAN	Sandstone Valley

SCA	Scarboro
SSW	Scarboro/Sunalta West
SCE	Scenic Acres
SHG	Shaganappi
SHN	Shawnessy/Shawville
SIG	Signal Hill
SIL	Silver Springs
SOC	South Calgary
SOV	Southview
SOW	Southwood
SPR	Spruce Cliff
STA	St. Andrews Heights
STR	Strathcona Park
SNA	Sunalta
SDC	Sunridge
SSD	Sunnyside
TAR	Taradale
TEM	Temple
THO	Thorncliffe/Greenview
TRI	Trieood
TUX	Tuxedo Park
UOC	U of C
UNI	University Heights

VAR	Varsity
VIC	Victoria Park
VIS	Vista Heights
WHL	West Hillhurst
WMP	West Mount Pleasant
WGT	Westgate
WHI	Whitehorn
WLD	Wildwood
WIL	Willow Park
WND	Windsor Park
WIN	Winston Heights/Mountview
WBN	Woodbine
WOO	Woodlands

* Canadian Forces Base

1989 Annexation Territory

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TABLE 2 (CONTINUED)

Part B)

Estimated Population Potential on All Residential Lands within Calgary

i) On All Vacant Land With a Residential Potential

Areas	Total Potential Residential Land	Population Potential @ 16 PPA
NW	3,765	60,240
N	2,276	36,416
NE	1,709	27,344
E	207	3,312
SE	6,685	106,960
S	533	8,528
SW	2,406	38,496
W	825	13,200
TOTAL	18,406	294,496[10]

ii) On All Residential Land Including Sites Likely To Redevelop

On Unsubdivided Land All City Sectors	294,496
On Vacant, Subdivided Land (Excluding Central Area)	24,000
Additional Population Potential in the Downtown	15,000
Additional Population Potential in the Inner City & Inner Suburbs[11]	85,000
Total Population Potential On All Residential Lands	418,496

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10 Population estimates on vacant land within a residential use potential have been calculated at 16 persons per gross acre city-wide. If more localized density factors were used as in the Short-Term Growth Strategy, different population estimates would be generated.

11 Includes Major Redevelopment Sites - LRT Corridors, Lincoln Park, Tom Campbell Hill and Fire Park.

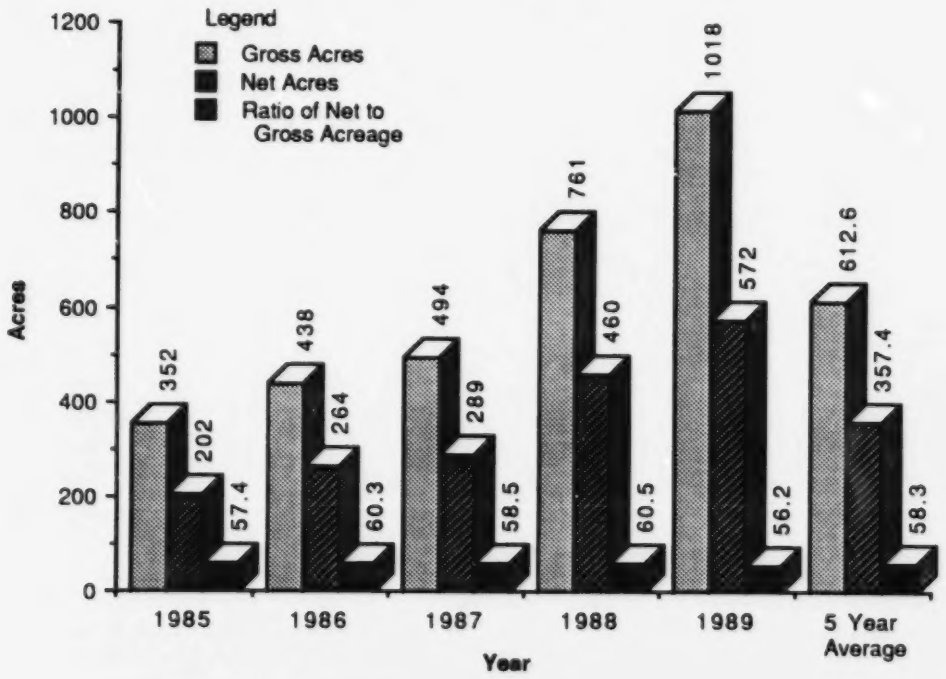
II. RESIDENTIAL SUBDIVISION PLANS REGISTERED IN 1989

During 1989, the registration of residential subdivision plans covered 1,018 gross acres, an increase of 257 acres, or 33.8 percent, over 1988. The five year (1985-1989) average gross land absorption by residential subdivisions is now 612.6 acres. For the same period, the average ratio of net to gross acreage was 58.3. The relevant figures covering the 1985-1989 period are shown on Tables 3 to 5.

TABLE 3 - Land Subdivided for Residential Purposes, 1985-1989

	1985	1986	1987	1988	1989	5 Year Average
Gross acres of residential subdivision plans	352	438	494	761	1018	612.6
Net acres of residential sites in plans	202	264	289	460	572	357.4
Ratio of net to gross acreage	57.4	60.3	58.5	60.5	56.2	58.3

Land Subdivided for Residential Purposes 1985 - 1989



The distribution of subdivided lots by land use designation is shown on the following Table.

TABLE 4 - New Registered Residential Lots by Land Use Designation, 1985-1989

Lots Registered in	1985	1986	1987	1988	1989
R-1 Districts					
Number	1151	1487	1600	2773	3202
Net Acres	174	212	239	375	432
R-2 Districts					
Number	71	41	357	268	870
Net Acres	10	16	46	26	68
Low Density RM-1 & RM-2 Multi-Dwelling District					
Number	1	1	-	1	2
Net Acres	1	1	-	2	-
Medium Density RM-3, RM-4 & RM-5 Multi-Dwelling District					
Number	1	1	-	1	6
Net Acres	5	1	-	-	7
Other Residential Districts					
Number	12	17	31	34	28
Net Acres	12	34	4	57	65
CALGARY TOTAL (Net Acres)	202	264	289	460	572

As indicated on Table 5, the total subdivided area over the five years, 1985-1989, was 3,063 gross acres. The northwest area has consistently accounted for the largest proportion of the subdivided area at an average of 37.7 percent of the total for the five year period.

TABLE 5 - Total Gross Area Subdivided for Residential Development by Areas of the City, 1985-1989

AREAS		1985	1986	1987	1988	1989	5 Year Total
Northwest	Acres	165	173	200	262	354	1154
	% of total	46.9	39.5	40.5	34.4	34.8	37.7
North	Acres	5	-	-	11	16	32
	% of total	1.4	-	-	1.5	1.6	1.0
Northeast	Acres	9	18	42	12	98	179
	% of total	2.6	4.1	8.5	1.6	9.6	5.8
East	Acres	10	-	-	-	-	10
	% of total	2.8	-	-	-	-	0.3
Southeast	Acres	48	29	33	104	217	431
	% of total	13.6	6.6	6.7	13.7	21.3	14.1
South	Acres	19	71	77	116	118	401
	% of total	5.4	16.2	15.6	15.2	11.6	13.1
Southwest	Acres	70	56	86	125	122	459
	% of total	19.9	12.8	17.4	16.4	12.0	15.0
West	Acres	26	88	50	124	91	379
	% of total	7.4	20.1	10.1	16.3	8.9	12.4
Central	Acres	-	3	6	7	2	18
	% of total	-	0.7	1.2	0.9	0.2	0.6
CITY TOTAL	Gross Acres	352	438	494	761	1018	3063
	Percentage	100	100	100	100	100	100

Table 6 provides information about the gross subdivided areas, the number of lots created, net acreage and land use designation by Community Districts and City Sectors. It also shows that in 1989, 9.3 percent of the total subdivided land has been dedicated as municipal reserves and 8.1 percent as environmental reserve.

TABLE 6 - Calgary Residential Subdivision Plans Registered During 1989 by Areas and Community Districts (1989)

City Sector	CENTRAL				Community		Britannia	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites			1		Env. Res (Ac)		Sites	

City Sector	CENTRAL				Community		Crescent Heights	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites			2					2
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites			2		Env. Res (Ac)		Sites	

City Sector	CENTRAL				Community		Commercial Core	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							4	4
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites			4		Env. Res (Ac)		Sites	

City Sector	CENTRAL				Community		Erlton	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites						1		1
Net Acres						0.2		0.2
Gr. Sub. Area (Ac)			0.2		Mun. Res (Ac)		Sites	
Subdivided Sites			1		Env. Res (Ac)		Sites	

City Sector	CENTRAL				Community		Mount Royal Lower	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites						2		2
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites			2		Env. Res (Ac)		Sites	

City Sector	CENTRAL				Community		Shaganappi	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		5						5
Net Acres		0.4						0.4
Gr. Sub. Area (Ac)		0.5			Mun. Res (Ac)		Sites	
Subdivided Sites		5			Env. Res (Ac)		Sites	

City Sector	CENTRAL				Community		Mount Royal Upper	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2					1	3	6
Net Acres	0.2					0.4	0.3	0.9
Gr. Sub. Area (Ac)		0.9			Mun. Res (Ac)		Sites	
Subdivided Sites		6			Env. Res (Ac)		Sites	

City Sector	CENTRAL				Community		Windsor Park	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3						3
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites		3			Env. Res (Ac)		Sites	

City Sector	CENTRAL				Community		TOTAL	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3	8	2	0	0	4	7	24
Net Acres	0.2	0.4	0.0	0.0	0.0	0.6	0.3	1.5
Gr. Sub. Area (Ac)		1.6			Mun. Res (Ac)		0.0 Sites	0
Subdivided Sites		24			Env. Res (Ac)		0.0 Sites	

City Sector	EAST				Community		Erinwood/Penbrook M	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1						1
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	1
Subdivided Sites		2			Env. Res (Ac)		Sites	

City Sector	EAST				Community		TOTAL	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	0	1	0	0	0	0	0	1
Net Acres	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Gr. Sub. Area (Ac)		0.0			Mun. Res (Ac)		0.0 Sites	1
Subdivided Sites		2			Env. Res (Ac)		0.0 Sites	0

City Sector	NORTH				Community	Huntington Hills	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		77						77
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites		77			Env. Res (Ac)		Sites	

City Sector	NORTH				Community	North Haven	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1						1
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites		1			Env. Res (Ac)		Sites	

City Sector	NORTH				Community	X03	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	38	44						82
Net Acres	4.9	5.3						10.2
Gr. Sub. Area (Ac)			16.2		Mun. Res (Ac)		Sites	
Subdivided Sites			82		Env. Res (Ac)		Sites	

City Sector	NORTH				Community	TOTAL	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	38	122	0	0	0	0	0	160
Net Acres	4.9	5.3	0.0	0.0	0.0	0.0	0.0	10.2
Gr. Sub. Area (Ac)			16.2		Mun. Res (Ac)		0.0 Sites	0
Subdivided Sites			160		Env. Res (Ac)		0.0 Sites	0

City Sector	NORTHEAST				Community	Abbeydale	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites								
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	1
Subdivided Sites		1			Env. Res (Ac)		Sites	

City Sector	NORTHEAST				Community	Monterey Park	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	106	1						107
Net Acres	14.1	1.5						15.6
Gr. Sub. Area (Ac)			31.0		Mun. Res (Ac)		11.4 Sites	4
Subdivided Sites			111		Env. Res (Ac)		Sites	

City Sector	NORTHEAST						Community	Falconridge	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total	
No. Sites							4	4	
Net Acres							10.5	10.5	
Gr. Sub. Area (Ac)		11.1		Mun. Res (Ac)			Sites	1	
Subdivided Sites		5		Env. Res (Ac)			Sites		

City Sector	NORTHEAST						Community	Martindale	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total	
No. Sites		315					1	316	
Net Acres		21.5					0.6	22.1	
Gr. Sub. Area (Ac)		35.1		Mun. Res (Ac)			0.5 Sites	1	
Subdivided Sites		317		Env. Res (Ac)			Sites		

City Sector	NORTHEAST						Community	Taradale	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total	
No. Sites		131					1	132	
Net Acres		10.7					1.1	11.8	
Gr. Sub. Area (Ac)		20.8		Mun. Res (Ac)			0.5 Sites	1	
Subdivided Sites		133		Env. Res (Ac)			Sites		

City Sector	NORTHEAST						Community	TOTAL	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total	
No. Sites	106	447	0	0	0	0	6	559	
Net Acres	14.1	33.7	0.0	0.0	0.0	0.0	12.2	60.0	
Gr. Sub. Area (Ac)		86.9		Mun. Res (Ac)			1.0 Sites	4	
Subdivided Sites		563		Env. Res (Ac)			0.0 Sites	0	

City Sector	NORTHWEST						Community	Bowness	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total	
No. Sites	2							2	
Net Acres									
Gr. Sub. Area (Ac)				Mun. Res (Ac)			Sites		
Subdivided Sites		2		Env. Res (Ac)			Sites		

City Sector	NORTHWEST						Community	Varsity	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total	
No. Sites	38							38	
Net Acres	5.6							5.6	
Gr. Sub. Area (Ac)		17.8		Mun. Res (Ac)			1.7 Sites	2	
Subdivided Sites		41		Env. Res (Ac)			8.2 Sites	1	

City Sector	NORTHWEST				Community	Dalhousie	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	27						1	28
Net Acres	9.3						0.8	10.1
Gr. Sub. Area (Ac)		10.1			Mun. Res (Ac)		Sites	
Subdivided Sites		28			Env. Res (Ac)		Sites	

City Sector	NORTHWEST				Community	Edgemont	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	325							325
Net Acres	50.7							50.7
Gr. Sub. Area (Ac)		82.2			Mun. Res (Ac)		11.3 Sites	5
Subdivided Sites		331			Env. Res (Ac)		1.1 Sites	1

City Sector	NORTHWEST				Community	Hawkwood	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	379							379
Net Acres	50.0							50.0
Gr. Sub. Area (Ac)		92.1			Mun. Res (Ac)		11.6 Sites	7
Subdivided Sites		387			Env. Res (Ac)		2.8 Sites	1

City Sector	NORTHWEST				Community	Ranchlands	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites								
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	3
Subdivided Sites		3			Env. Res (Ac)		Sites	

City Sector	NORTHWEST				Community	MacEwan Glen	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	139	11						150
Net Acres	16.8	1.5						18.3
Gr. Sub. Area (Ac)		32.4			Mun. Res (Ac)		2.6 Sites	3
Subdivided Sites		154			Env. Res (Ac)		5.1 Sites	1

City Sector	NORTHWEST				Community	Triwood	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1						1
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites		1			Env. Res (Ac)		Sites	

City Sector	NORTHWEST				Community	Sandstone Valley		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	215							215
Net Acres	23.7							23.7
Gr. Sub. Area (Ac)		37.3			Mun. Res (Ac)		3.2 Sites	3
Subdivided Sites		218			Env. Res (Ac)		Sites	

City Sector	NORTHWEST				Community	Scenic Acres		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	189						4	193
Net Acres	25.3						29.3	54.6
Gr. Sub. Area (Ac)		77.5			Mun. Res (Ac)		0.8 Sites	1
Subdivided Sites		196			Env. Res (Ac)		2.5 Sites	2

City Sector	NORTHWEST				Community	Silver Springs		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	22							22
Net Acres	3.2							3.2
Gr. Sub. Area (Ac)		4.1			Mun. Res (Ac)		Sites	1
Subdivided Sites		23			Env. Res (Ac)		Sites	

City Sector	NORTHWEST				Community	XO2		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites		1			Env. Res (Ac)		Sites	

City Sector	NORTHWEST				Community	TOTAL		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1336	12	0	0	0	0	6	1354
Net Acres	184.6	1.5	0.0	0.0	0.0	0.0	30.1	216.2
Gr. Sub. Area (Ac)		353.5			Mun. Res (Ac)		31.2 Sites	25
Subdivided Sites		1385			Env. Res (Ac)		19.7 Sites	6

City Sector	SOUTH				Community	Midnapore		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites								
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	2
Subdivided Sites		2			Env. Res (Ac)		Sites	

City Sector	SOUTH				Community	Queensland		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	73							73
Net Acres	11.2							11.2
Gr. Sub. Area (Ac)	30.6				Mun. Res (Ac)		4.1 Sites	1
Subdivided Sites	74				Env. Res (Ac)		Sites	

City Sector	SOUTH				Community	Sundance		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	279							279
Net Acres	33.5							33.5
Gr. Sub. Area (Ac)	71.5				Mun. Res (Ac)		20.5 Sites	4
Subdivided Sites	283				Env. Res (Ac)		Sites	

City Sector	SOUTH				Community	Parkland		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites								
Net Acres								
Gr. Sub. Area (Ac)	16.0				Mun. Res (Ac)		Sites	
Subdivided Sites	1				Env. Res (Ac)		16.0 Sites	1

City Sector	SOUTH				Community	Deer Ridge		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		16					1	17
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites	17				Env. Res (Ac)		Sites	

City Sector	SOUTH				Community	TOTAL		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	352	16	0	0	0	0	1	369
Net Acres	44.7	0.0	0.0	0.0	0.0	0.0	0.0	44.7
Gr. Sub. Area (Ac)	118.1				Mun. Res (Ac)		24.6 Sites	7
Subdivided Sites	377				Env. Res (Ac)		16.0 Sites	1

City Sector	SOUTHEAST				Community	Douglasdale		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	207							207
Net Acres	27.3							27.3
Gr. Sub. Area (Ac)	84.0				Mun. Res (Ac)		2.8 Sites	5
Subdivided Sites	213				Env. Res (Ac)		44.1 Sites	1

City Sector	SOUTHEAST				Community		McKenzie	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	207						1	208
Net Acres	31.5						1.3	32.8
Gr. Sub. Area (Ac)		48.9			Mun. Res (Ac)		1.2 Sites	2
Subdivided Sites		210			Env. Res (Ac)		Sites	

City Sector	SOUTHEAST				Community		Riverbend	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	361	39			1			401
Net Acres	41.7	3.8			3.2			48.7
Gr. Sub. Area (Ac)		84.5			Mun. Res (Ac)		16.0 Sites	10
Subdivided Sites		411			Env. Res (Ac)		Sites	

City Sector	SOUTHEAST				Community		TOTAL	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	775	39	0	0	1	0	1	816
Net Acres	100.5	3.8	0.0	0.0	3.2	0.0	1.3	108.8
Gr. Sub. Area (Ac)		217.4			Mun. Res (Ac)		20.0 Sites	17
Subdivided Sites		834			Env. Res (Ac)		44.1 Sites	1

City Sector	SOUTHWEST				Community		Braeside	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites								
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	2
Subdivided Sites		2			Env. Res (Ac)		Sites	

City Sector	SOUTHWEST				Community		Canyon Meadows	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	9							9
Net Acres	1.7							1.7
Gr. Sub. Area (Ac)		2.4			Mun. Res (Ac)		Sites	2
Subdivided Sites		11			Env. Res (Ac)		Sites	

City Sector	SOUTHWEST				Community		Kingsland	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3						3
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites		3			Env. Res (Ac)		Sites	

City Sector	SOUTHWEST				Community	Cedarbrae	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites								
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	1
Subdivided Sites			1		Env. Res (Ac)		Sites	

City Sector	SOUTHWEST				Community	Millrise	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	52							52
Net Acres	6.0							6.0
Gr. Sub. Area (Ac)			8.1		Mun. Res (Ac)		Sites	
Subdivided Sites			52		Env. Res (Ac)		Sites	

City Sector	SOUTHWEST				Community	Shawnessy/Shawville	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	74	178						252
Net Acres	9.6	19.1						28.7
Gr. Sub. Area (Ac)			50.1		Mun. Res (Ac)		1.1 Sites	2
Subdivided Sites			254		Env. Res (Ac)		Sites	

City Sector	SOUTHWEST				Community	Palliser	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	18							18
Net Acres	5.9							5.9
Gr. Sub. Area (Ac)			7.0		Mun. Res (Ac)		Sites	
Subdivided Sites			18		Env. Res (Ac)		Sites	

City Sector	SOUTHWEST				Community	Southwood	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							2	2
Net Acres							12.3	12.3
Gr. Sub. Area (Ac)			12.3		Mun. Res (Ac)		Sites	
Subdivided Sites			2		Env. Res (Ac)		Sites	

City Sector	SOUTHWEST				Community	Shawnee Slopes	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	85							85
Net Acres	12.4							12.4
Gr. Sub. Area (Ac)			18.2		Mun. Res (Ac)		0.5 Sites	1
Subdivided Sites			86		Env. Res (Ac)		Sites	

City Sector	SOUTHWEST				Community	Woodbine		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	106							106
Net Acres	13.5							13.5
Gr. Sub. Area (Ac)		24.0			Mun. Res (Ac)		1.8 Sites	2
Subdivided Sites		109			Env. Res (Ac)		0.9 Sites	1

City Sector	SOUTHWEST				Community	TOTAL		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	344	181	0	0	0	0	2	527
Net Acres	49.1	19.1	0.0	0.0	0.0	0.0	12.3	80.5
Gr. Sub. Area (Ac)		122.1			Mun. Res (Ac)		3.4 Sites	10
Subdivided Sites		538			Env. Res (Ac)		0.9 Sites	1

City Sector	WEST				Community	Rosscarrock		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3						3
Net Acres								
Gr. Sub. Area (Ac)					Mun. Res (Ac)		Sites	
Subdivided Sites		3			Env. Res (Ac)		Sites	

City Sector	WEST				Community	Glenbrook		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		4		1			2	7
Net Acres		0.4		2.5			5.3	8.2
Gr. Sub. Area (Ac)		19.1			Mun. Res (Ac)		Sites	
Subdivided Sites		7			Env. Res (Ac)		Sites	

City Sector	WEST				Community	Signal Hill		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	121						3	124
Net Acres	16.4						3.8	20.2
Gr. Sub. Area (Ac)		28.6			Mun. Res (Ac)		1.1 Sites	4
Subdivided Sites		128			Env. Res (Ac)		Sites	

City Sector	WEST				Community	Strathcona Park		
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	127	37						164
Net Acres	17.6	3.8						21.4
Gr. Sub. Area (Ac)		37.0			Mun. Res (Ac)		1.7 Sites	1
Subdivided Sites		166			Env. Res (Ac)		2.2 Sites	1

City Sector	WEST				Community		TOTAL	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	248	44	0	1	0	0	5	298
Net Acres	34.0	4.2	0.0	2.5	0.0	0.0	9.1	49.8
Gr. Sub. Area (Ac)	91.2			Mun. Res (Ac)	2.8	Sites	5	
Subdivided Sites	304			Env. Res (Ac)	2.2	Sites	1	

City Sector	ALL SECTORS				Community		CITY TOTAL	
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3202	870	2	1	1	4	28	4108
Net Acres	432.1	68.0	0.0	2.5	3.2	0.6	65.3	571.7
Gr. Sub. Area (Ac)	1015.7			Mun. Res (Ac)	94.4	Sites	73	
Subdivided Sites	4191			Env. Res (Ac)	82.9	Sites	10	

Footnotes:

Other Includes:

RM-6 High Density Multi-Dwelling District
RM-7 High Density Multi-Dwelling District
R-MH Residential Mobile Home District
DC Direct Control District
UR Urban Reserve District
C Commercial District

Reserve Includes:

Mun. Res. Municipal and School Reserve
Env. Res. Environmental Reserve

III. RESIDENTIAL SITES UPON WHICH CONSTRUCTION STARTED IN 1989

This section indicates residential site absorption (where construction started) by land area, Community Districts (1989) and Residential Land Use Designations. The main source of information is the Assessment Department's database, which records the year when construction began (building first assessed) on each property in the City.

According to residential construction statistics presented on Table 7, during 1989 the number of starts on R-1 lots was 65.0 percent higher than in 1988. The total area (657 net acres) on which residential construction started in 1989 was 56.0 percent higher than in the preceding year (421 net acres).

TABLE 7 - Number of Sites and Acreage on Which Residential Construction Started, 1985-1989

CONSTRUCTION STARTED IN:	1985	1986	1987	1988	1989
R-1 Districts					
Number of Sites	1873	1505	2318	2243	3701
Net Acres	264	201	313	299	482
R-2 Districts					
Number of Sites	339	393	766	674	1147
Net Acres	31	36	77	63	103
RM-1, RM-2 & RM-3					
Number of Sites	1	5	2	8	24
Net Acres	-	4	4	41	36
RM-4 & RM-5					
Number of Sites	6	30	25	6	26
Net Acres	1	9	19	1	15
Other Residential Districts					
Number of Sites	-	8	58	79	103
Net Acres	-	13	27	17	21
CALGARY TOTAL					
Net Acres	296	263	440	421	657

In 1989, the Northwest Area had the largest share of the total residential building starts, followed by the southwest. Table 8 indicates total land (net acres) absorbed by City Sector while Table 9 indicates details for low density construction (R1 and R2 areas).

TABLE 8 - Residential Construction Activity by Area (in Net Acres), 1985-1989

Acres %	North-west	North	North-east	East	South-east	South	South-west	West	Cen-tral	City Total
1985										
Acres	124	3	15	1	6	35	73	33	6	296
%	41.9	1.0	5.1	0.3	2.0	11.8	24.7	11.2	2.0	100
1986										
Acres	89	2	25	3	22	29	52	35	6	263
%	33.8	0.8	9.5	1.1	8.4	11.0	19.8	13.3	2.3	100
1987										
Acres	124	8	54	4	40	48	100	55	7	440
%	28.2	1.8	12.3	0.9	9.1	10.9	22.7	12.5	1.6	100
1988										
Acres	134	1	41	7	56	51	86	38	7	421
%	31.8	0.3	9.7	1.7	13.3	12.1	20.4	9.0	1.7	100
1989										
Acres	217	16	64	18	91	69	104	66	12	657
%	33.0	2.4	9.8	2.7	13.9	10.5	15.8	10.1	1.8	100

Residential Construction Activity (Net Acres) 1985 - 1989

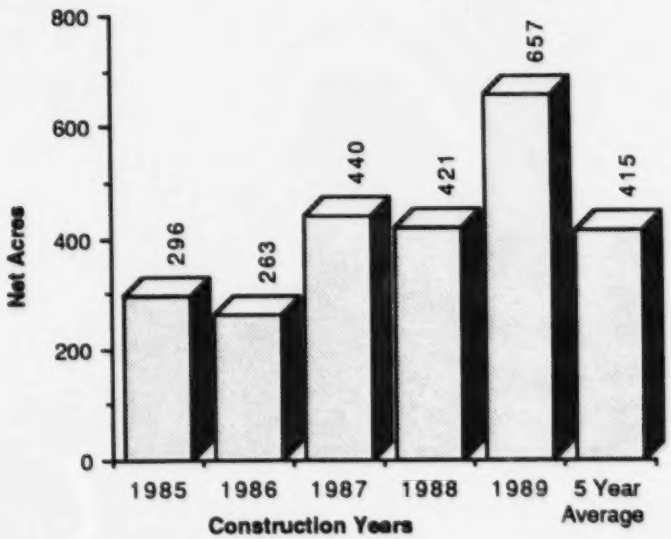


TABLE 9 - Low Density Residential Construction Activity, 1985-1989

	North West	North	North East	East	South East	South	South West	West	Central	City Total
1985										
No. of R-1 & R-2										
Sites built up	906	35	141	10	55	271	520	234	40	2,212
%	41.0	1.6	6.4	0.4	2.5	12.2	23.5	10.6	1.8	100
Net acres										
built up	123.9	3.1	14.6	0.8	6.0	34.5	73.6	33.4	5.8	295.6
%	41.9	1.1	4.9	0.3	2.0	11.7	24.9	11.3	1.9	100
1986										
No. of R-1 & R-2										
Sites built up	646	27	241	17	193	205	390	137	42	1,898
%	34.0	1.4	12.7	0.9	10.2	10.8	20.6	7.2	2.2	100
Net acres										
built up	85.8	2.1	21.5	2.7	21.8	24.8	52.4	21.5	4.6	237.2
%	36.2	0.9	9.1	1.1	9.2	10.4	22.1	9.1	1.9	100
1987										
No. of R-1 & R-2										
Sites built up	891	8	468	42	371	342	660	238	64	3,084
%	28.9	0.3	15.2	1.3	12.0	11.1	21.4	7.7	2.1	100
Net acres										
built up	119.5	1	47.6	3.8	40.5	43.6	94.6	32.9	7	390.5
%	30.6	0.3	12.2	1.0	10.4	11.2	24.2	8.4	1.8	100
1988										
No. of R-1 & R-2										
Sites built up	911	5	301	74	430	402	504	222	68	2,917
%	31.2	0.2	10.3	2.6	14.7	13.8	17.3	7.6	2.3	100
Net acres										
built up	122	0.6	28.4	6.1	48.2	51	67.6	31.6	6.5	362
%	33.7	0.2	7.8	1.7	13.3	14.1	18.7	8.7	1.8	100
1989										
No. of R-1 & R-2										
Sites built up	1,451	122	603	187	719	470	734	446	116	4,848
%	29.9	2.5	12.4	3.9	14.8	9.7	15.2	9.2	2.4	100
Net acres										
built up	191.9	11.5	50.1	17.8	88.6	64.6	89.7	60.0	10.3	584.5
%	32.8	2.0	8.6	3.0	15.2	11.0	15.3	10.3	1.8	100

Table 10 provides detailed information about the location of construction Sites by Community Districts (1989), Areas (City Sectors), and Land Use Designation.

TABLE 10 - Residential Sites on Which Construction Started in 1989, by Areas and Community Districts (1989)

City Sector	CENTRAL			Community	Altadore			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3			11			14
Net Acres		0.4			0.4			0.8

City Sector	CENTRAL			Community	Bankview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1	1	6				8
Net Acres		0.1	0.1	0.2				0.4

City Sector	CENTRAL			Community	Bridgeland/Riverside			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites					1			1
Net Acres					0.1			0.1

City Sector	CENTRAL			Community	Mount Pleasant			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3						3
Net Acres		0.3						0.3

City Sector	CENTRAL			Community	Capitol Hill			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		11						11
Net Acres		1.0						1.0

City Sector	CENTRAL			Community	Crescent Heights			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites			1			4		6
Net Acres			0.1			0.1		0.2

City Sector	CENTRAL			Community	Elbow Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	6							6
Net Acres	1.0							1.0

City Sector	CENTRAL			Community	Highland Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3						3
Net Acres		0.2						0.2

City Sector	CENTRAL		Community	Hillhurst			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		13						13
Net Acres		1.0						1.0

City Sector	CENTRAL		Community	Hnsfld Hts/Briar H			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2							2
Net Acres	0.2							0.2

City Sector	CENTRAL		Community	Mission			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							0.1	0.1

City Sector	CENTRAL		Community	Killarney/Glengarry			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		9						9
Net Acres		0.8						0.8

City Sector	CENTRAL		Community	Parkhill/Stanley Pk			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		5						5
Net Acres		0.4						0.4

City Sector	CENTRAL		Community	Renfrew			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1						1
Net Acres		0.1						0.1

City Sector	CENTRAL		Community	Richmond			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		10						10
Net Acres		0.7						0.7

City Sector	CENTRAL		Community	Ramsey			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		2						2
Net Acres		0.2						0.2

City Sector	CENTRAL		Community	Shaganappi			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		2						2
Net Acres		0.2						0.2

City Sector	CENTRAL		Community	Roxboro			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.1							0.1

City Sector	CENTRAL		Community	South Calgary			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		9						9
Net Acres		0.6						0.6

City Sector	CENTRAL		Community	Sunnyside			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1	10					11
Net Acres		0.1	0.3					0.4

City Sector	CENTRAL		Community	Tuxedo Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		13						13
Net Acres		1.1						1.1

City Sector	CENTRAL		Community	Upper Mount Royal			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3						1	4
Net Acres	0.4						0.1	0.5

City Sector	CENTRAL		Community	West Hillhurst			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		10						10
Net Acres		0.7						0.7

City Sector	CENTRAL		Community	Windsor Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		2				6		8
Net Acres		0.1				0.2		0.3

City Sector	CENTRAL			Community	Winston Hgt/Mntview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		6						6
Net Acres		0.6						0.6

City Sector	CENTRAL			Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	12	104	12	6	12	10	2	158
Net Acres	1.7	8.6	0.5	0.2	0.5	0.3	0.2	12.0

City Sector	EAST			Community	Albrt Pk/Radisson Ht			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3			1			4
Net Acres		0.4			0.3			0.7

City Sector	EAST			Community	Applewood Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	91							91
Net Acres	9.5							9.5

City Sector	EAST			Community	Erin Woods			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		93						93
Net Acres		7.9						7.9

City Sector	EAST			Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	91	96	0	0	1	0	0	188
Net Acres	9.5	8.3	0.0	0.0	0.3	0.0	0.0	18.1

City Sector	NORTH			Community	North Haven			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites			1					1
Net Acres			4.6					4.6

City Sector	NORTH			Community	Beddington			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1				1			2
Net Acres	0.1				0.1			0.2

City Sector	NORTH		Community	XO3			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	10	17						27
Net Acres	1.3	2.1						3.4

City Sector	NORTH		Community	Huntington Hills			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		94						94
Net Acres		8.0						8.0

City Sector	NORTH		Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	11	111	1	0	1	0	0	124
Net Acres	1.4	10.1	4.6	0.0	0.1	0.0	0.0	16.2

City Sector	NORTHEAST		Community	Castleridge			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.1							0.1

City Sector	NORTHEAST		Community	Falconridge			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	4	5						9
Net Acres	0.4	0.3						0.7

City Sector	NORTHEAST		Community	Marlborough			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.1							0.1

City Sector	NORTHEAST		Community	Martindale			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		449						449
Net Acres		32.5						32.5

City Sector	NORTHEAST		Community	Mayland Heights			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2	2						4
Net Acres	0.2	0.2						0.4

City Sector	NORTHEAST		Community	Monterey Park				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	130	5					98	233
Net Acres	15.5	0.5					13.7	29.7

City Sector	NORTHEAST		Community	Rundle				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1	2						3
Net Acres	0.1	0.1						0.2

City Sector	NORTHEAST		Community	Whitehorn				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.1							0.1

City Sector	NORTHEAST		Community	TOTAL				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	140	463	0	0	0	0	98	701
Net Acres	16.5	33.6	0.0	0.0	0.0	0.0	13.7	63.8

City Sector	NORTHWEST		Community	Bowness				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	4							4
Net Acres	0.5							0.5

City Sector	NORTHWEST		Community	Dalhousie				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	11	1						12
Net Acres	1.8	0.2						2.0

City Sector	NORTHWEST		Community	Edgemont				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	292				2			294
Net Acres	43.2				14.0			57.2

City Sector	NORTHWEST		Community	Hawkwood				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	485							485
Net Acres	61.6							61.6

City Sector	NORTHWEST		Community	MacEwen Glen			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	153	11	1					165
Net Acres	17.5	1.5	5.0					24.0

City Sector	NORTHWEST		Community	Montgomery			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3						3
Net Acres		0.2						0.2

City Sector	NORTHWEST		Community	Ranchlands			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1	1						2
Net Acres	0.1	0.1						0.2

City Sector	NORTHWEST		Community	Sandstone Valley			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	264	15	1					280
Net Acres	32.0	1.6	6.5					40.1

City Sector	NORTHWEST		Community	Scenic Acres			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	160							160
Net Acres	24.2							24.2

City Sector	NORTHWEST		Community	Silver Springs			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	30							30
Net Acres	4.2							4.2

City Sector	NORTHWEST		Community	Varsity			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	9							9
Net Acres	1.6							1.6

City Sector	NORTHWEST		Community	XO2			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	11							11
Net Acres	1.6							1.6

City Sector	NORTHWEST			Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1420	31	2	0	2	0	0	1455
Net Acres	188.3	3.6	11.5	0.0	14.0	0.0	0.0	217.4

City Sector	SOUTH			Community	Deer Ridge			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	4	18					1	23
Net Acres	2.0	4.8					4.3	11.1

City Sector	SOUTH			Community	Deer Run			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	28							28
Net Acres	5.5							5.5

City Sector	SOUTH			Community	Queensland Downs			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	15							15
Net Acres	2.2							2.2

City Sector	SOUTH			Community	Sundance			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	368	37						405
Net Acres	46.1	4.0						50.1

City Sector	SOUTH			Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	415	55	0	0	0	0	1	471
Net Acres	55.8	8.8	0.0	0.0	0.0	0.0	4.3	68.9

City Sector	SOUTHEAST			Community	Douglasdale Estates			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	188							188
Net Acres	25.0							25.0

City Sector	SOUTHEAST			Community	Ogden			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		2						2
Net Acres		0.2						0.2

City Sector	SOUTHEAST		Community	McKenzie				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	139						1	140
Net Acres	20.1						1.3	21.4

City Sector	SOUTHEAST		Community	Riverbend				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	345	45					1	391
Net Acres	39.0	4.3					1.3	44.6

City Sector	SOUTHEAST		Community	TOTAL				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	672	47	0	0	0	0	2	721
Net Acres	84.1	4.5	0.0	0.0	0.0	0.0	2.6	91.2

City Sector	SOUTHWEST		Community	Canyon Meadows				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	36							36
Net Acres	5.9							5.9

City Sector	SOUTHWEST		Community	Kingsland				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1						1
Net Acres		0.1						0.1

City Sector	SOUTHWEST		Community	Cedarbrae				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1	6	1					8
Net Acres	0.1	0.8	4.8					5.7

City Sector	SOUTHWEST		Community	Millrise				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	150	2					1	150
Net Acres	16.1	0.2					1.5	16.1

City Sector	SOUTHWEST		Community	Oakridge				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.1							0.1

City Sector	SOUTHWEST		Community	Palliser				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	10		1					11
Net Acres	3.6		9.0					12.6

City Sector	SOUTHWEST		Community	Shawnee Slopes				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	56							56
Net Acres	7.7							7.7

City Sector	SOUTHWEST		Community	Shawnessy/Shawville				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	125	193						318
Net Acres	14.9	20.3						35.2

City Sector	SOUTHWEST		Community	Woodbine				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	142	10						152
Net Acres	18.7	0.9						19.6

City Sector	SOUTHWEST		Community	Woodlands				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3							3
Net Acres	0.5							0.5

City Sector	SOUTHWEST		Community	TOTAL				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	524	212	2	0	0	0	1	736
Net Acres	67.6	22.3	13.8	0.0	0.0	0.0	1.5	103.5

City Sector	WEST		Community	Coach Hill				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	7		1					8
Net Acres	1.3		5.8					7.1

City Sector	WEST		Community	Patterson Heights				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	16							16
Net Acres	2.9							2.9

City Sector	WEST		Community	Signal Hill				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	222							222
Net Acres	28.9							28.9

City Sector	WEST		Community	Strathcona Park				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	171	30						201
Net Acres	23.8	3.1						26.9

City Sector	WEST		Community	TOTAL				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	416	30	1	0	0	0	0	447
Net Acres	56.9	3.1	5.8	0.0	0.0	0.0	0.0	65.8

City Sector	ALL SECTORS		Community	CITY TOTAL				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3701	1147	18	6	16	10	103	5001
Net Acres	481.8	102.7	36.2	0.2	14.9	0.3	20.8	656.9

IV. VACANT RESIDENTIAL SITES INVENTORY, 1989 DECEMBER 31

This section contains an inventory of those registered residential properties which were designated by the Assessment Classifications as being vacant and having no building assessment as of 1989 December 31. These sites were not necessarily on the market nor is it indicated here how many of them have building permits already issued.

According to Table 11, the number of vacant R-1 lots decreased by 682, or 21.8 percent, from the previous year while the vacant R-2 lots decreased by 262, or 26.3 percent.

TABLE 11 - Vacant Residential Sites Inventory, 1985-1989

	1985 Dec 31	1986 Dec 31	1987 Dec 31	1988 Dec 31	1989 Dec 31
R-1 Sites					
Number	3,817	3,533	2,707	3,130	2,448
Net Acres	513	490	422	468	391
R-2 Sites					
Number	1,485	1,586	1,403	997	735
Net Acres	156	172	162	114	87
Low Density RM-1 & RM-2 Multi-Dwelling District					
Number	89	84	36	37	39
Net Acres	79	86	74	79	56
Medium Density RM-3, RM-4 & RM-5 Multi-Dwelling District					
Number	240	202	156	151	133
Net Acres	207	156	125	92	78
Other Residential Sites					
Number	243	620	709	657	518
Net Acres	104	221	250	255	195
TOTAL RESIDENTIAL NET ACRES	1,059	1,125	1,033	1,008	807

The distribution of the vacant residential sites by Areas (City Sectors) since 1985 is shown on Table 12. The largest number of vacant R-1 and R-2 sites was found in the Northwest, which had 29.2 percent of the Calgary total. The list of vacant residential sites by Areas and Community districts (1989) is provided in Table 13.

TABLE 12 - Vacant Residential Sites by Area, 1985-1989

Areas		1985 Dec 31	1986 Dec 31	1987 Dec 31	1988 Dec 31	1989 Dec 31
North west	Vacant R-1 & R-2 Sites No.	1,244	1,192	1,080	1,145	931
	Acres	174	169	160	164	135
	Vac. Res. Sites, net ac.	272	280	264	274	202
	% of total	25.7	24.9	25.6	27.2	25.0
North	Vacant R-1 & R-2 Sites No.	178	159	158	152	184
	Acres	26	29	26	25	22
	Vac. Res. Sites, net ac.	57	53	39	42	34
	% of total	5.4	4.7	3.8	4.2	4.2
North east	Vacant R-1 & R-2 Sites No.	976	926	660	357	290
	Acres	95	91	63	39	35
	Vac. Res. Sites, net ac.	110	135	106	73	59
	% of total	10.4	12.0	10.3	7.2	7.3
East	Vacant R-1 & R-2 Sites No.	409	397	353	288	69
	Acres	38	36	32	30	7
	Vac. Res. Sites, net ac.	41	45	44	47	24
	% of total	3.9	4.0	4.3	4.7	3.0
South east	Vacant R-1 & R-2 Sites No.	712	712	443	435	489
	Acres	76	79	50	54	68
	Vac. Res. Sites, net ac.	97	103	70	67	74
	% of total	9.1	9.1	6.8	6.6	9.2
South	Vacant R-1 & R-2 Sites No.	235	333	307	324	219
	Acres	33	49	46	49	32
	Vac. Res. Sites, net ac.	68	72	66	71	53
	% of total	6.4	6.4	6.4	7.0	6.6
South west	Vacant R-1 & R-2 Sites No.	1,025	897	622	623	383
	Acres	153	123	110	97	77
	Vac. Res. Sites, net ac.	206	189	169	148	109
	% of total	19.4	16.8	16.4	14.7	13.5
West	Vacant R-1 & R-2 Sites No.	345	343	303	547	383
	Acres	53	68	73	87	63
	Vac. Res. Sites, net ac.	131	155	150	146	119
	% of total	12.4	13.8	14.5	14.5	14.7
Central	Vacant R-1 & R-2 Sites No.	178	160	184	256	235
	Acres	21	18	15	37	39
	Vac. Res. Sites, net ac.	77	93	123	140	133
	% of total	7.3	8.3	11.9	13.9	16.5
City Total	Vacant R-1 & R-2 Sites No.	5,302	5,119	4,110	4,127	3,183
	Acres	669	662	583	582	478
	Vac. Res. Sites, net ac.	1,059	1,125	1,033	1,008	807
	% of total	100	100	100	100	100

TABLE 13 - Vacant Residential Sites Inventory by Areas and Community Districts, 1989 December 31

City Sector	CENTRAL			Community	Altadore			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		9			4		1	14
Net Acres		0.7			0.5		0.1	1.3

City Sector	CENTRAL			Community	Banff Trail			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1					5	6
Net Acres		0.1					1.0	1.1

City Sector	CENTRAL			Community	Bankview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		2	1			6		9
Net Acres		0.2	0.1			0.9		1.2

City Sector	CENTRAL			Community	Bel-Aire			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2							2
Net Acres	0.7							0.7

City Sector	CENTRAL			Community	Bridgeland/Riverside			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1		7	3	5	3	19
Net Acres		0.1		1.0	3.1	0.4	0.3	4.9

City Sector	CENTRAL			Community	Britannia			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3							3
Net Acres	1.8							1.8

City Sector	CENTRAL			Community	Capitol Hill			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		6					3	9
Net Acres		0.5					0.4	0.9

City Sector	CENTRAL			Community	Chinatown			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							14	14
Net Acres							2.9	2.9

City Sector	CENTRAL		Community	Cliff Bungalow			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites			1			3	2	6
Net Acres			0.1			0.4	0.1	0.6

City Sector	CENTRAL		Community	Connaught			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							73	73
Net Acres							10.4	10.4

City Sector	CENTRAL		Community	Crescent Heights			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		7	5		8	8	2	30
Net Acres		0.7	0.4		0.9	0.8	0.4	3.2

City Sector	CENTRAL		Community	Downtown Commercial			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							24	24
Net Acres							3.3	3.3

City Sector	CENTRAL		Community	Downtown East			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							40	40
Net Acres							6.6	6.6

City Sector	CENTRAL		Community	Downtown West			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							30	30
Net Acres							5.6	5.6

City Sector	CENTRAL		Community	Eau Claire			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							37	37
Net Acres							15.0	15.0

City Sector	CENTRAL		Community	Elbow Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	13	1						14
Net Acres	3.2	0.1						3.3

City Sector	CENTRAL			Community	Elboya			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	6						1	7
Net Acres	5.2						0.9	6.1

City Sector	CENTRAL			Community	Erlton			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		4	2	2	1		14	23
Net Acres		0.6	0.3	0.3	0.1		1.6	2.9

City Sector	CENTRAL			Community	Highland Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		4		3	1		8	16
Net Acres		2.0		0.6	0.1		2.0	4.7

City Sector	CENTRAL			Community	Highwood			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							0.8	0.8

City Sector	CENTRAL			Community	Hillhurst			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		5	2				9	16
Net Acres		0.5	0.2				0.9	1.6

City Sector	CENTRAL			Community	Hnsfld Hts/Briar H			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.1							0.1

City Sector	CENTRAL			Community	Inglewood			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		20					9	29
Net Acres		1.7					0.9	2.6

City Sector	CENTRAL			Community	Killarney/Glengarry			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		5	1	1			4	11
Net Acres		0.5	0.2	0.1			0.6	1.4

City Sector	CENTRAL		Community	Mount Royal Lower			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		5				17	2	24
Net Acres		0.5				1.7	0.2	2.4

City Sector	CENTRAL		Community	Manchester			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							6	6
Net Acres							0.7	0.7

City Sector	CENTRAL		Community	Mayfair			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.3							0.3

City Sector	CENTRAL		Community	Meadowlark			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							2	2
Net Acres							2.0	2.0

City Sector	CENTRAL		Community	Mount Pleasant			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		14					2	16
Net Acres		1.1					1.1	2.2

City Sector	CENTRAL		Community	Mission			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites						2	18	20
Net Acres						0.1	2.6	2.7

City Sector	CENTRAL		Community	Parkhill/Stanley Pk.			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		9			4			13
Net Acres		0.8			0.5			1.3

City Sector	CENTRAL		Community	Parkdale			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1						1
Net Acres		0.1						0.1

City Sector	CENTRAL		Community	Ramsay			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		12					2	14
Net Acres		1.2					0.2	1.4

City Sector	CENTRAL		Community	Renfrew			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		5	1			1	5	12
Net Acres		0.4	0.1			0.1	0.7	1.3

City Sector	CENTRAL		Community	Richmond			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		16					4	20
Net Acres		1.2					0.6	1.8

City Sector	CENTRAL		Community	Red Carpet/Mountview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							2.7	2.7

City Sector	CENTRAL		Community	Rideau Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1						2	3
Net Acres	0.1						1.5	1.6

City Sector	CENTRAL		Community	Roxboro			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.1							0.1

City Sector	CENTRAL		Community	Rosedale			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2							2
Net Acres	0.3							0.3

City Sector	CENTRAL		Community	Scarboro			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.1							0.1

City Sector	CENTRAL		Community		Scarboro/Sunalta W			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							0.4	0.4

City Sector	CENTRAL		Community		Shaganappi			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		5						5
Net Acres		0.5						0.5

City Sector	CENTRAL		Community		South Calgary			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		5			2		1	8
Net Acres		0.6			0.2		1.3	2.1

City Sector	CENTRAL		Community		Sunalta			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites			2			7	5	14
Net Acres			0.3			1.0	2.1	3.4

City Sector	CENTRAL		Community		Sunnyside			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		6	4			1		11
Net Acres		0.6	0.3			0.1		1.0

City Sector	CENTRAL		Community		Tuxedo Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		15			5		5	25
Net Acres		1.4			0.7		1.3	3.4

City Sector	CENTRAL		Community		Upper Mount Royal			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	11	1				2	2	16
Net Acres	2.5	0.1				0.3	0.2	3.1

City Sector	CENTRAL		Community		Victoria Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites						2	49	51
Net Acres						0.2	5.8	6.0

City Sector	CENTRAL			Community	West Hillhurst			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		14						14
Net Acres		1.5						1.5

City Sector	CENTRAL			Community	Windsor Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	6	4						10
Net Acres	5.5	0.4						5.9

City Sector	CENTRAL			Community	Winston Hts/Mtview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		10					4	14
Net Acres		1.1					0.5	1.6

City Sector	CENTRAL			Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	48	187	19	13	28	54	391	740
Net Acres	19.9	19.2	2.0	2.0	6.1	6.0	77.7	132.9

City Sector	EAST			Community	Alb Pk/Radisson Hts			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		10			2		5	17
Net Acres		1.4			0.3		0.7	2.4

City Sector	EAST			Community	Applewood Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							0.6	0.6

City Sector	EAST			Community	Dover			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites			2				1	3
Net Acres			1.0				2.2	3.2

City Sector	EAST			Community	Erin Woods			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		49					2	51
Net Acres		4.0					4.2	8.2

City Sector	EAST			Community	Forest Heights			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		2	1		1		7	11
Net Acres		0.3	0.1		0.1		3.3	3.8

City Sector	EAST			Community	Forest Lawn			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2	5			4		4	15
Net Acres	0.3	0.5			0.8		3.1	4.7

City Sector	EAST			Community	Southview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1						2	3
Net Acres	0.1						0.6	0.7

City Sector	EAST			Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3	66	3	0	7	0	22	101
Net Acres	0.4	6.2	1.1	0.0	1.2	0.0	14.7	23.6

City Sector	NORTH			Community	Beddington Heights			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1				3			4
Net Acres	0.1				6.3			6.4

City Sector	NORTH			Community	Huntington Hills			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		59						59
Net Acres		5.5						5.5

City Sector	NORTH			Community	North Haven			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.1							0.1

City Sector	NORTH			Community	Thorncliff/Greenview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		1					2	3
Net Acres		0.2					0.8	1.0

City Sector	NORTH			Community	XO3			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	95	27	1				1	124
Net Acres	12.6	3.3	3.8				1.0	20.7

City Sector	NORTH			Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	97	87	1	0	3	0	3	191
Net Acres	12.8	9.0	3.8	0.0	6.3	0.0	1.8	33.7

City Sector	NORTHEAST			Community	Abbeydale			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		2					1	3
Net Acres		6.0					1.6	7.6

City Sector	NORTHEAST			Community	Castleridge			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2							2
Net Acres	0.2							0.2

City Sector	NORTHEAST			Community	Falconridge			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1	1					1	3
Net Acres	0.1	0.1					1.0	1.2

City Sector	NORTHEAST			Community	Saddle Ridge			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							2	2
Net Acres							7.5	7.5

City Sector	NORTHEAST			Community	Martindale			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		112					2	114
Net Acres		9.7					1.5	11.2

City Sector	NORTHEAST			Community	Mayland Heights			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	6	2					2	10
Net Acres	0.7	0.2					0.6	1.5

City Sector	NORTHEAST		Community	Monterey Park				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	23						2	25
Net Acres	3.7						5.9	9.6

City Sector	NORTHEAST		Community	Pineridge				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2						1	3
Net Acres	0.3						0.3	0.6

City Sector	NORTHEAST		Community	Rundle				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3					1	4
Net Acres		0.3					3.0	3.3

City Sector	NORTHEAST		Community	Taradale				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1	132					1	134
Net Acres	0.1	12.4					1.1	13.6

City Sector	NORTHEAST		Community	Vista Heights				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2						1	3
Net Acres	0.2						1.2	1.4

City Sector	NORTHEAST		Community	Whitehorn				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	1.2							1.2

City Sector	NORTHEAST		Community	TOTAL				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	38	252	0	0	0	0	14	304
Net Acres	6.5	28.7	0.0	0.0	0.0	0.0	23.7	58.9

City Sector	NORTHWEST		Community	Bowness				
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	17	19		1	9		2	48
Net Acres	5.6	5.4		0.8	2.6		0.2	14.6

City Sector	NORTHWEST		Community	Brentwood			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites						1	3	4
Net Acres						3.4	2.7	6.1

City Sector	NORTHWEST		Community	Dalhousie			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	6							6
Net Acres	1.5							1.5

City Sector	NORTHWEST		Community	Edgemont			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	146		2				1	149
Net Acres	24.0		8.2				0.9	33.1

City Sector	NORTHWEST		Community	Greenwood/Greenbriar			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	150		2	2	1		3	158
Net Acres	13.3		9.2	7.5	3.7		5.3	39.0

City Sector	NORTHWEST		Community	Hawkwood			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	198	1					1	200
Net Acres	26.8	0.2					1.1	28.1

City Sector	NORTHWEST		Community	MacEwan Glen			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	58							58
Net Acres	6.8							6.8

City Sector	NORTHWEST		Community	Montgomery			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3	4					9	16
Net Acres	0.5	0.5					1.4	2.4

City Sector	NORTHWEST		Community	Ranchlands			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3	1					1	5
Net Acres	0.5	0.2					1.5	2.2

City Sector	NORTHWEST		Community	Sandstone Valley			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	42		2				4	48
Net Acres	5.9		7.6				6.7	20.2

City Sector	NORTHWEST		Community	Scenic Acres			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	163						3	166
Net Acres	24.7						1.5	26.2

City Sector	NORTHWEST		Community	Silver Springs			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	22						1	23
Net Acres	4.0						2.2	6.2

City Sector	NORTHWEST		Community	University Heights			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							0.5	0.5

City Sector	NORTHWEST		Community	XO2			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	62							62
Net Acres	8.9							8.9

City Sector	NORTHWEST		Community	Varsity Acres			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	35	1						36
Net Acres	5.2	1.3						6.5

City Sector	NORTHWEST		Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	905	26	6	3	10	1	29	980
Net Acres	127.7	7.6	25.0	8.3	6.3	3.4	24.0	202.3

City Sector	SOUTH		Community	Deer Ridge			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							1.1	1.1

City Sector	SOUTH			Community	Fairview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							0.5	0.5

City Sector	SOUTH			Community	Deer Run			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	11	1						12
Net Acres	1.5	1.3						2.8

City Sector	SOUTH			Community	Lake Bonavista			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	3						3	6
Net Acres	0.5						5.7	6.2

City Sector	SOUTH			Community	Midnapore			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites					1		9	10
Net Acres					2.5		4.9	7.4

City Sector	SOUTH			Community	Parkland			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							0.9	0.9

City Sector	SOUTH			Community	Queensland Downs			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	56						1	57
Net Acres	8.6						3.5	12.1

City Sector	SOUTH			Community	Sundance			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	145	3	1				1	150
Net Acres	19.3	0.3	2.2				0.7	22.5

City Sector	SOUTH			Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	215	4	1	0	1	0	17	238
Net Acres	29.9	1.6	2.2	0.0	2.5	0.0	17.3	53.5

City Sector	SOUTHEAST		Community	Douglasdale Estates			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	194							194
Net Acres	25.6							25.6

City Sector	SOUTHEAST		Community	McKenzie			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	148							148
Net Acres	26.2							26.2

City Sector	SOUTHEAST		Community	Ogden			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2	16		1			13	32
Net Acres	0.2	1.7		0.1			1.9	3.9

City Sector	SOUTHEAST		Community	Riverbend			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	105	24			1		1	131
Net Acres	12.2	2.4			3.2		0.7	18.5

City Sector	SOUTHEAST		Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	449	40	0	1	1	0	14	505
Net Acres	64.2	4.1	0.0	0.1	3.2	0.0	2.6	74.2

City Sector	SOUTHWEST		Community	Bayview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.2							0.2

City Sector	SOUTHWEST		Community	Canyon Meadows			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	29				1			30
Net Acres	19.6				1.8			21.4

City Sector	SOUTHWEST		Community	Cedarbrae			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites			1					1
Net Acres			2.0					2.0

City Sector	SOUTHWEST		Community	Eagle Ridge			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.4							0.4

City Sector	SOUTHWEST		Community	Haysboro			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							0.8	0.8

City Sector	SOUTHWEST		Community	Kelvin Grove			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites				1				1
Net Acres				1.5				1.5

City Sector	SOUTHWEST		Community	Kingsland			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		7			1		3	11
Net Acres		0.6			2.3		1.2	4.1

City Sector	SOUTHWEST		Community	Millrise			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	37		1		1		3	42
Net Acres	4.3		2.7		4.6		9.5	21.1

City Sector	SOUTHWEST		Community	Oakridge			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.2							0.2

City Sector	SOUTHWEST		Community	Palliser			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	51							51
Net Acres	15.6							15.6

City Sector	SOUTHWEST		Community	Shawnee Slopes			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	109	1						110
Net Acres	15.4	0.1						15.5

City Sector	SOUTHWEST		Community	Shawnessy/Shawville			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	13	38	1				2	54
Net Acres	1.6	4.1	3.8				1.1	10.6

City Sector	SOUTHWEST		Community	Woodbine			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	89	6	1					96
Net Acres	14.3	0.6	0.7					15.6

City Sector	SOUTHWEST		Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	331	52	4	1	3	0	9	400
Net Acres	71.6	5.4	9.2	1.5	8.7	0.0	12.6	109.0

City Sector	WEST		Community	Coach Hill			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	14	2			1			17
Net Acres	2.1	1.7			7.5			11.3

City Sector	WEST		Community	Glamorgan			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites			1	2			1	4
Net Acres			4.6	4.7			0.5	9.8

City Sector	WEST		Community	Glandale			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1						2	3
Net Acres	0.1						2.6	2.7

City Sector	WEST		Community	Glenbrook			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		6		1			4	11
Net Acres		0.7		2.5			1.5	4.7

City Sector	WEST		Community	Lakeview			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1						1	2
Net Acres	0.1						0.6	0.7

City Sector	WEST		Community	Lincoln Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites			1		1		1	3
Net Acres			1.3		1.8		1.0	4.1

City Sector	WEST		Community	Patterson Heights			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	30		3		1		2	36
Net Acres	7.9		6.9		5.8		0.9	21.5

City Sector	WEST		Community	Rosscarrock			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		3					1	4
Net Acres		0.3					0.2	0.5

City Sector	WEST		Community	Westgate			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites							1	1
Net Acres							0.3	0.3

City Sector	WEST		Community	Signal Hill			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	144						1	145
Net Acres	19.6						0.8	20.4

City Sector	WEST		Community	Spruce Cliff			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites		2			1		2	5
Net Acres		0.3			0.4		0.7	1.4

City Sector	WEST		Community	Strathcona Park			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	171	8					3	182
Net Acres	28.3	1.8					11.3	41.4

City Sector	WEST		Community	Wildwood			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	1							1
Net Acres	0.2							0.2

City Sector	WEST			Community	TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	362	21	5	3	4	0	19	414
Net Acres	58.3	4.8	12.8	7.2	15.5	0.0	20.4	119.0

City Sector	ALL SECTORS			Community	CITY TOTAL			
L.U.D.	R1	R2	RM1+2	RM3	RM4	RM5	Other	Total
No. Sites	2448	735	39	21	57	55	518	3873
Net Acres	391.3	86.6	56.1	19.1	49.8	9.4	194.8	807.1

Footnotes:

Other Includes:

RM-6	High Density Multi-Dwelling District
RM-7	High Density Multi-Dwelling District
R-MH	Residential Mobile Home District
DC	Direct Control District
UR	Urban Reserve District
C	Commercial District

V. CALGARY HOUSING STATISTICS, 1985-1989

This section provides information about residential construction activity, a breakdown of Calgary's total housing stock by unit type, relative annual change in dwelling unit type by city sector and recent residential building permit activity.

Table 14 shows the total number of housing completions by structure type between 1985 and 1989 and the number of dwelling units under construction on December 31 of 1988 and 1989. The total number of unit completions increased in 1989 by 1,119 units, or 28.7 percent, over 1988.

The total number of dwelling units under construction as of 1989 December 31 increased by 1,276 units, or 80.3 percent from a year earlier. Single family and semi-detached dwelling units constituted 80.1 percent of this new construction activity. The number of single family units under construction increased by 843 units or 56.9 percent.

These figures indicate the highest numbers of additions to the Calgary's housing stock within the last five years.

TABLE 14 - Dwelling Units Completed and Under Construction Calgary, 1985-1989

Type of Structure	No. of Dwelling Units Completed					No. of Dwelling Units Under Construction	
	1985	1986	1987	1988	1989	1988,Dec 31	1989,Dec 31
Single-Detached & Semi-Detached	1839	2632	3071	3333	4712	1482	2325
Row, Apartment & Other	170	224	236	562	302	108	541
Total	2009	2856	3307	3895	5014	1590	2866

Table 15 summarizes housing statistics obtained from the annual Civic Census between 1985-1989 (as of April).

During this five year period, the net growth in the total number of dwelling units was 10,657. Of the net growth, single family dwellings accounted for 11,483 units or 107.8 percent reflecting the strong single family market. Between 1988 and 1989, the net total growth was 3,509 units whereas the number of single family units grew by 3,346. It should be noted that the number of units in the "other" category has been dropping which explains the relative growth of single family units.

The occupancy rate (the average number of people per dwelling unit) has been declining for many years and indicates a further slight change from 2.65 to 2.62 percent in the 1985 - 1989 five year period. This decline reflects, in part, a much wider demographic trend to smaller family size.

The city-wide average vacancy rate for all residential units has continuously declined since 1984, from a peak of 8.47 percent reflecting a gradual housing

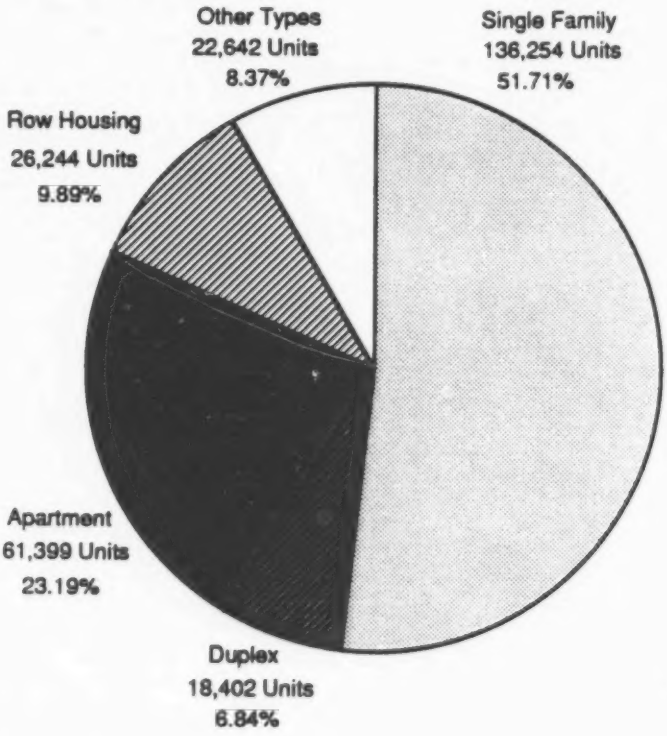
market improvement and recorded the lowest vacancy rates particularly in the rental housing market toward the end of 1989. The city-wide vacancy rate decreased to 2.90 percent in 1989 from a rate of 3.76 percent in 1988.

TABLE 15 - Calgary Housing Statistics, 1985-1989

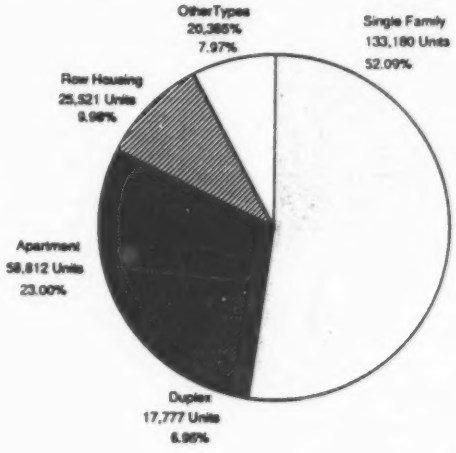
STATUS OF DWELLING UNITS	Single Family	Duplex	Apart-ment	Row Housing	Other	TOTAL
1985						
Occupied	120,914	16,708	54,258	23,509	20,545	235,934
Vacant	3,393	1,421	6,553	2,444	4,036	17,847
Under Construction	464	6	22	1	10	503
No. of Total Dwelling Units	124,771	18,135	60,833	25,954	24,591	254,284
Vacancy Rate (%)	2.73	7.84	10.78	9.42	16.42	7.03
Occupancy Rate (%)	3.12	2.97	1.59	2.72	2.99	2.65
1986						
Occupied	124,497	17,167	56,769	24,147	20,374	242,954
Vacant	2,320	920	3,859	1,813	3,246	12,158
Under Construction	873	27	200	0	40	1,140
No. of Total Dwelling Units	127,690	18,114	60,828	25,960	23,663	256,252
Vacancy Rate (%)	1.83	5.09	6.37	6.98	13.90	4.77
Occupancy Rate (%)	3.11	2.97	1.58	2.71	2.97	2.64
1987						
Occupied	127,082	17,377	56,604	24,196	20,748	246,007
Vacant	1,803	686	3,957	1,818	2,627	10,891
Under Construction	622	34	363	64	157	1,240
No. of Total Dwelling Units	129,507	18,097	60,924	26,078	23,532	258,138
Vacancy Rate (%)	1.40	3.80	6.53	6.99	11.14	4.24
Occupancy Rate (%)	3.10	2.96	1.58	2.69	2.89	2.63
1988						
Occupied	130,088	17,523	56,915	25,027	20,658	250,211
Vacant	1,828	557	4,107	1,098	2,190	9,780
Under Construction	992	165	215	62	7	1,441
No. of Total Dwelling Units	132,908	18,245	61,237	26,187	22,855	261,432
Vacancy Rate (%)	1.39	3.08	6.73	4.20	8.11	3.76
Occupancy Rate (%)	3.09	2.95	1.57	2.69	2.80	2.63
1989						
Occupied	133,180	17,777	58,812	25,521	20,385	255,675
Vacant	1,678	526	2,564	694	2,186	7,648
Under Construction	1,396	99	23	29	71	1,618
No. of Total Dwelling Units	136,254	18,402	61,399	26,244	22,642	264,941
Vacancy Rate (%)	1.24	2.87	4.18	2.65	8.77	2.90
Occupancy Rate (%)	3.10	2.96	1.56	2.69	2.90	2.62

Calgary Housing Statistics, 1989 by Type of Structure

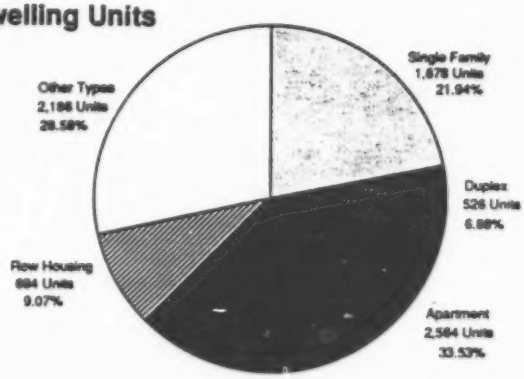
Total Dwelling Units



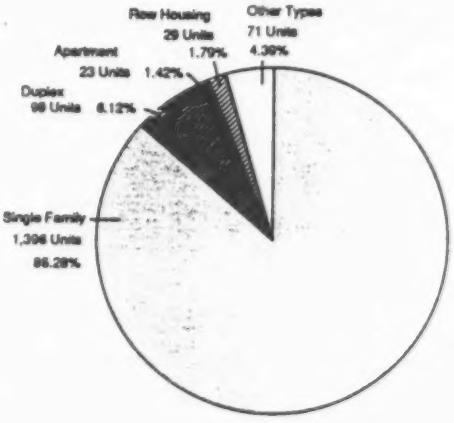
Occupied Dwelling Units



Vacant Dwelling Units



Dwelling Units Under Construction



The annual changes in Calgary's dwelling unit inventory are shown on Table 16. The information, based on absolute changes by structure type, is based on the annual Civic Census. The strongest growth area was the Northwest, followed by the Southeast sector. The Central and the Downtown sectors reflect a decline in total units. Except for a limited amount of single and multi-family infill developments, their inventory in 1989 shows a reduction in almost all categories from 1988. These latter areas, being in most part already built up, have limited space to expand. In recent years, demolition or reconversion of old structures outnumbers new unit construction resulting in a reduced total number of dwelling units.

TABLE 16 - Year to Year Changes in Dwelling Units (According to the Calgary Civic Census in April)

Sector	Structure Type	1986	1987	1988	1989
North West	Single Family	+858	+364	+769	+654
	Duplex	+17	+4	+14	+26
	Multi-Family	-2	+14	+275	+17
	Other	-50	+7	-1	-16
North	Single Family	+221	+149	+296	+426
	Duplex	-2	-3	+6	+22
	Multi-Family	+1	-2	-3	-1
	Other	-34	+34	-63	+1
North East	Single Family	+202	+275	+394	+345
	Duplex	-3	-5	-2	-3
	Multi-Family	+1	+2	+1	+2
	Other	-2	+58	+81	+128
East	Single Family	+57	+1	+58	+93
	Duplex	+3	+14	-21	+4
	Multi-Family	+3	-3	+224	+5
	Other	-48	+23	-273	+21
South East	Single Family	+96	+208	+377	+585
	Duplex	+1	-2	-2	+50
	Multi-Family	-1	+1	-5	0
	Other	-35	+8	+9	+10
South	Single Family	+345	+177	+447	+395
	Duplex	+0	-6	+3	+1
	Multi-Family	-9	+14	+4	-4
	Other	-6	+8	-57	-7
South West	Single Family	+564	+351	+613	+529
	Duplex	+0	+46	+127	+74
	Multi-Family	+189	-2	+186	-9
	Other	-25	+42	-56	+7
West	Single Family	+267	+136	+329	+224
	Duplex	-7	-5	+33	+2
	Multi-Family	+4	+302	+75	+38
	Other	-35	-21	-54	+8
Central	Single Family	+312	+161	+124	+102
	Duplex	-31	-59	-3	-26
	Multi-Family	-96	-9	+39	+26
	Other	-688	-326	-340	-94
Downtown	Single Family	-4	-4	-8	-5
	Duplex	+1	-1	0	0
	Multi-Family	-89	-103	-156	-73
	Other	-8	+39	-148	-44
City Total	Single Family	+2918	+1818	+3399	+3348
	Duplex	-21	-17	+155	+150
	Multi-Family	+1	+214	+640	+1
	Other	-931	-128	-902	+14

Note: "Multi-Family" structures include "Apartment" and "Row Housing".

Building permit statistics are often used to monitor current construction activity. However, they can also be very useful in forecasting the amount and general locations of future residences over the short term.

A comparison of Table 17 and Tables 8 and 9 shows that the distribution of building permit locations in 1987 was quite similar to the distribution of actual construction in 1988. In both cases the Northwest sector was the leader, followed by the Southwest. In other sectors, the 1987 building permits and the 1988 construction statistics are closely related.

TABLE 17 - Building Permit Applications for New Dwelling Units in Calgary, 1988 to 1989

HOUSING TYPE	North west	North	North east	East	South east	South
SINGLE FAMILY 1988	979	8	320	82	425	391
Distribution %	31.2	0.3	10.2	2.6	13.5	12.5
SINGLE FAMILY 1989	1,624	131	734	225	881	489
Distribution %	29.4	2.4	13.3	4.1	15.9	8.8
DUPLEX 1988	-	-	-	4	-	2
Distribution %	-	-	-	10.0	-	5.0
DUPLEX 1989	26	-	-	-	-	-
Distribution %	39.4	-	-	-	-	-
APARTMENT 1988	-	-	-	4	-	-
Distribution %	-	-	-	10.0	-	-
APARTMENT 1989	-	-	-	4	-	-
Distribution %	-	-	-	5.4	-	-
TOWNHOUSE 1988	154	29	-	-	56	-
Distribution %	32.0	6.0	-	-	11.6	-
TOWNHOUSE 1989	119	-	-	-	-	30
	28.3	-	-	-	-	7.1
TOTAL UNITS 1988	1,133	37	320	90	481	393
Distribution %	30.6	1.0	8.6	2.4	13.0	10.6
TOTAL UNITS 1989	1,769	131	734	229	881	519
	29.0	2.1	12.2	3.8	14.5	8.5

TABLE 17 (CONTINUED)

HOUSING TYPE		South west	West	Centre	Calgary Total
SINGLE FAMILY	1988	540	246	149	3,140
	Distribution %	17.2	7.8	4.7	100.0
SINGLE FAMILY	1989	811	490	140	5,525
	Distribution %	14.7	8.9	2.5	100.0
DUPLEX	1988	8	-	26	40
	Distribution %	20.0	-	65.0	100.0
DUPLEX	1989	16	-	24	66
	Distribution %	24.2	-	36.4	100.0
APARTMENT	1988	-	-	36	40
	Distribution %	-	-	90.0	100.0
APARTMENT	1989	30	-	40	74
	Distribution %	40.5	-	54.1	100.0
TOWNHOUSE	1988	60	155	28	482
	Distribution %	12.4	32.2	5.8	100.0
TOWNHOUSE	1989	82	149	41	421
		19.5	35.4	9.7	100.0
TOTAL UNITS	1988	608	401	239	3,702
	Distribution %	16.4	10.8	6.5	100.0
TOTAL UNITS	1989	939	639	245	6,086
		15.4	10.5	4.0	100.0